

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

CASE NO. 24-24

+ + + + +

MONDAY

SEPTEMBER 29, 2025

+ + + + +

The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

PAUL YOUNG, Zoning Data Specialist
ELLA ACKERMAN, Acting Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, Esquire

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ALSO PRESENT:

NOAH HAGEN, DC Department of Transportation
MICHAEL JURKOVIC, DC Office of Planning
MERIDITH MOLDENHAUER, ESQUIRE, Cozen O'Connor
RACHEL PIERRE, Acting Director, DC Department of
Human Services
ANTHONY NEWMAN, Deputy Administrator, DC Department of
Human Services
RENEE HOLMES, Senior Project Manager, DC Department of
General Services
SUMAN SORG, Sorg and Associates
BRUNO CARVALHO, CGLA Landscape Architects
JAMI MILANOVICH, Wells and Associates
SALVADOR SAUCEDA-GUZMAN, Chairman, ANC 5D
SEBRENA RHODES, Commissioner, ANC 5D02
REGINALD CECCHINI

The transcript constitutes the minutes from the
Regular Public Hearing held on September 29, 2025.

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner Wright, Commissioner Imamura, and Commissioner Stidham. We're also joined by the Office of Zoning staff, Ms. -- our secretary, Ms. Ella Ackerman, and Mr. Paul Young, who will be handling all of our virtual operations. We're also joined by Mr. Jacob Ritting, who is our legal counsel. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio.

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1 or if you have not signed up to testify. All persons planning
2 to testify must have signed up in advance and will be called by
3 name at the appropriate time. At the time of sign-up, all
4 participants will complete the oath or affirmation required by
5 Subtitle Z-408.7. If you wish to file written testimony or
6 additional supporting documents during the hearing, then please
7 be prepared to describe and discuss it at the time of your request
8 when submitting.

9 The hearing will be conducted in accordance with the
10 provisions of 11-Z DCMR, Chapter 4, as follows. But before I
11 read that, let me just say, tonight in front of us is Zoning
12 Commission Case Number 24-24. This is the DC Department of
13 General Services, consolidated PUD and related map amendment at
14 Parcel 129/115, Lot -- well, I don't see the lot here -- Lot 115.
15 But, anyway, let's correct that as we're going forward. Again,
16 the address is 1201 New York Avenue, Northeast. Again, today's
17 date -- wait a minute. Today -- I guess that's the right --
18 well, anyway, today's date is September 29th, 2025.

19 Okay. The hearing will be conducted in accordance with
20 the provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
21 matters; the applicant's case -- the applicant has up to 60
22 minutes -- we'll have the report of the Office of Planning, report
23 of the District of Columbia Transportation -- District (sic) of
24 Transportation, report of other government agencies, and report
25 of the ANC -- in this case, I believe it's ANC 5D -- testimony

1 of organizations and individuals, each -- organizations, five
2 minutes, individuals, three minutes -- rebuttal and closing by
3 the applicant. At this time, the Commission will consider any
4 preliminary matters. Does the staff have any preliminary
5 matters. Does the -- Ms. Ackerman, any preliminary matters?

6 MS. ACKERMAN: Hi. So since the meeting on April 24th,
7 the applicant has submitted a few documents: the first, Exhibit
8 13, a prehearing statement; at Exhibit 19, a supplemental
9 statement; and a revised prehearing statement at Exhibit 22; at
10 Exhibit 19B, there's an NCPC report in support that was submitted
11 by the applicant; at Exhibit 20, there's an Office of Planning
12 hearing report recommending approval; and a DDOT report at
13 Exhibit 21, with no objections. There is no ANC report in the
14 record tonight, and there are no other preliminary matters. Thank
15 you.

16 COMMISSIONER STIDHAM: Chairman Hood, I have one matter
17 before we get started.

18 CHAIRPERSON HOOD: Sure. Go right ahead, Commissioner
19 Stidham.

20 COMMISSIONER STIDHAM: I just wanted to disclose that
21 I am working with the District on this transfer administration
22 as part of my regular duties, but wanted to assure that my
23 participation is not affected, and I will base my decision solely
24 on the record.

25 CHAIRPERSON HOOD: Okay. Does anyone have any

1 objections?

2 (No response.)

3 CHAIRPERSON HOOD: No objections, so thank you,
4 Commissioner Stidham, for putting that on the record. We will
5 continue to proceed forward. Anything else?

6 (No response.)

7 CHAIRPERSON HOOD: All right. Let's bring up the
8 applicant and team and you all may begin. I believe it's Ms.
9 Moldenhauer. Hold on a second. Mr. Ritting.

10 MR. RITTING: Hi, everybody. This is Jacob Ritting.
11 I just wanted to queue two preliminary matters, the first being
12 that the applicant requested -- I don't have the document in
13 front of me, but it was a -- is a waiver, because they submitted
14 something late, and they asked that you permit that to be
15 submitted into the record. It's possible, Mr. Hood, that you
16 already accepted it, as Chairman, but I wanted to mention it now,
17 so we don't begin without addressing it. And the second is that
18 I understand there were a number of letters submitted late into
19 the record. By late, I mean after the 24-hour window for
20 submissions had closed. And the Commission might want to consider
21 letting those in the record. They're almost entirely, I
22 understand, from citizens who wanted to participate. And if you
23 do decide to let them in, I suggest that you allow the applicant
24 an opportunity to respond in writing. So two issues, the waiver
25 and the late submission issues.

1 CHAIRPERSON HOOD: Thank you, Mr. Ritting. Any
2 objections to either one? I think it's those letters that are
3 already actually in the record, unless it's something else I
4 missed. But either way, any objections?

5 MS. ACKERMAN: They are in the record already.

6 CHAIRPERSON HOOD: Yeah, so they're already there, so,
7 yeah, but let's -- I appreciate that. Let's go ahead and just --
8 since they're already there, we've already read them. Any
9 objections?

10 (No response.)

11 CHAIRPERSON HOOD: No objections.

12 VICE CHAIR MILLER: I support the waiver and
13 submissions into the record, which I did read.

14 CHAIRPERSON HOOD: Yeah, me too. Okay. All right.
15 So, with that -- and thank you, Ritting -- with that, we'll just
16 accept everything by general consensus. All right. Anything
17 else, Ms. Ackerman?

18 MS. ACKERMAN: No, there's not.

19 CHAIRPERSON HOOD: All right. Ms. Moldenhauer, you may
20 begin.

21 MS. MOLDENHAUER: Thank you very much, Chairman Hood,
22 and members of the Board -- Commission. Sorry. My name is
23 Meridith Moldenhauer, the law firm of Cozen O'Connor, here today
24 on behalf of Department of General Services and the Department
25 of Human Services. We have a PowerPoint presentation.

1 (PowerPoint presentation shared on screen.)

2 MS. MOLDENHAUER: Thank you. And we have -- the
3 following is our team members that will be presenting. I would
4 ask that they each introduce themselves when they begin
5 presenting. We also have two individuals that have submitted
6 their resumes -- expert status, Commissioner Hood; Suman Sorg and
7 Jami from Wells and Associates.

8 CHAIRPERSON HOOD: Let me -- let me deal with that, Ms.
9 Moldenhauer, right quick. I think both have been previously
10 accepted. Any objections? And I can't see everybody right now
11 until I fix my screen. I don't hear any objections.

12 VICE CHAIR MILLER: No objection.

13 CHAIRPERSON HOOD: Okay. All right. Great. All right.
14 Ms. Moldenhauer, you may begin.

15 MS. MOLDENHAUER: Well, then I will turn it over to
16 Acting Director, Rachel Pierre, from the Department of Human
17 Services, and you can go to the next slide please.

18 MS. PIERRE: Thank you. And good afternoon,
19 Chairperson Hood and members of the Zoning Commission. My name
20 is Rachel Pierre, and I serve as the Acting Director of the DC
21 Department of Human Services. On behalf of DHS, I am pleased to
22 be here this afternoon in support of the consolidated planned
23 unit development and related zoning map amendment for the
24 property at 1201 New York Avenue, Northeast. While the Department
25 of General Services is serving as the applicant for this case,

1 the Department of Human Services will operate the new facility
2 once completed. The Heritage, as the building will be known will
3 provide critically-needed emergency shelter for men experiencing
4 homelessness in the District. The facility will support a range
5 of programs, including low-barrier shelter, work bed programs,
6 senior housing, respite beds, and hypothermia service -- shelter
7 services, insuring that residents have access to safe
8 accommodations and the supportive services necessary for
9 stability and recovery.

10 Over the course of my more than 20 years in nonprofit
11 and government service, I have dedicated my career to strengthen
12 the delivery of human services and driving meaningful change for
13 all District residents. I began my career as a child welfare
14 social worker and advanced to senior leadership roles, including
15 Chief Operating Officer at Pathways to Housing DC, prior to
16 joining the Department of Human Services.

17 Since joining DHS in 2020, I have served as
18 Administrator for the Family Services Administration and have led
19 initiatives that expand access to housing, youth services, and
20 community-based programs. I have twice served as Interim
21 Director to insure continuity in agency leadership. Throughout
22 my career, I have seen firsthand how critical it is to pair safe,
23 stable housing with wraparound services, such as behavioral
24 health care, substance use recovery support, workforce
25 development, and individualized case management. The Heritage

1 has been designed to do exactly that, insuring that men
2 experiencing homelessness will have not only a safe place to
3 stay, but also access to the services and supports they need to
4 achieve long-term stability.

5 DHS partners with Catholic Charities to operate the
6 existing emergency men's shelter at 1355 New York Avenue,
7 Northeast, which is less than a quarter mile down the mile from
8 the proposed new shelter. Built in 1950, the building at 1355
9 New York Avenue is outdated, inadequate, and not ideal for meeting
10 the needs of the residents it serves in a dignified and hope-
11 inspiring manner. The building's dormitories are crowded with
12 multiple bunk beds and provide little space for personal storage.
13 There is no dedicated common areas for day programming, which
14 results in more residents congregating outside the facility.
15 Private meeting areas for case management are limited,
16 compromising confidentiality and making it very difficult for our
17 behavioral health and other service providers to connect
18 meaningfully with clients.

19 The facility also lacks true ADA-compliant spaces for
20 residents who require access accommodations -- accessible
21 accommodations. These conditions limit our ability to deliver
22 the full range of support services envisioned under the
23 District's strategic plan to provide a comprehensive continuum
24 of care for individuals experiencing homelessness. Under
25 District law, the city is required to maintain a comprehensive

1 continuum of care for individuals and families experiencing
2 homelessness. There -- this is a coordinated system involving
3 multiple agencies, community-based providers, and non-profit
4 partners designed to insure that residents have access to the
5 full range of housing and services needed to achieve stability.
6 That continuum includes emergency shelter, transitional and
7 permanent housing, and supportive services, such as medical and
8 behavioral healthcare, substance use treatment, employment
9 support, and case management.

10 The current facility at 1355 New York Avenue, Northeast
11 limits the District's ability to provide needed services and low-
12 barrier shelter. Its outdated infrastructure, crowded
13 dormitories, and lack of appropriate space for service -- I'm
14 sorry -- lack of appropriate space for service delivery prevents
15 providers from fully engaging with residents and limit access to
16 essential programs. The Heritage will address this critical need
17 for our city. Purpose-built to integrate shelter with onsite
18 services, The Heritage will provide men experiencing homelessness
19 with a safe and dignified space to stay and direct access to
20 resources and the support called for in the Homeless Services
21 Reform Act.

22 Next slide please. The Heritage has been designed from
23 the ground up to replace the outdated facility at the 1355 New
24 York Avenue with a modern, purpose-built shelter that meets the
25 needs of men experiencing homelessness in the District. It will

1 offer more space for residents, while also increasing overall
2 capacity, insuring that more residents can live in a safe and
3 more dignified environment. Bunkbeds will be eliminated and
4 sleeping quarters will promote both safety and personal dignity.
5 The building will operate 24 hours a day, seven days a week,
6 providing uninterrupted access to shelter and services.

7 It will feature a dedicated Day Center, private meeting
8 rooms for case management and mental health professionals, and
9 expanded clinic space, allowing DHS and other agencies to deliver
10 services onsite in a way that is simply not possible in the
11 current building. In total, The Heritage will have approximately
12 407 beds, with the ability to provide an additional 80 to a
13 hundred beds for hypothermia needs.

14 The Heritage will bring together five distinct programs
15 under one roof, each designed to meet specific needs within the
16 population we serve. The low-barrier shelter will provide 180
17 beds on a first-come/first-serve basis, insuring immediate access
18 to safe and stable accommodations for men experiencing
19 homelessness. The Work Program will offer 50 beds for individuals
20 who are employed and can document that they are working 20 hours
21 or more per week or are enrolled in an approved educational or
22 training program, such as college or trade training. The Senior
23 Program will offer 52 beds for older adults and for those with
24 defined medical conditions whose needs are best met outside the
25 general low-barrier setting. The Respite Program will provide

1 short-term housing for individuals in periods of recovery or
2 reconnecting to healthcare, with an average stay to four -- of
3 four to six weeks. Admission will be determined by a medical
4 team based on a review of medical records and a specific medical
5 goal identified for the stay. Finally, during hypothermia
6 season, the multipurpose room will convert into an overnight
7 shelter operating from seven p.m. to seven a.m., with space for
8 80 to 100 cots, insuring increased access to clients in need of
9 overnight shelter from the weather.

10 In addition to these programs, The Heritage will
11 include flexible community dorm space with 94 beds, allowing the
12 District to respond to seasonal needs or surges in demand. Across
13 all programs, residents will have access to showers, lounges, and
14 common areas that foster community, while respecting personal
15 privacy. With 35 full-time staff plus security personnel
16 operating in three shifts around the clock, The Heritage will
17 provide the structures, safety, and service-rich environment
18 needed to help men experiencing homelessness move toward
19 permanent housing and greater independence. To that end, to
20 encourage safety and security, each floor is laid out in a uniform
21 manner with a singular hallway with dormitories on one side and
22 shared support spaces, including shower and toilet facilities,
23 lounges, and quiet rooms on the other side. The wide and straight
24 central corridor enhances visibility and monitoring to insure
25 safety for residents and staff.

1 Next slide please. From the earliest stages of
2 planning for The Heritage, DHS has prioritized transparency,
3 collaboration, and responsiveness in its outreach to both the
4 community and partner agencies. My agency began engagement in
5 December 2022 with town hall meetings for residents and staff of
6 the existing 1355 New York Avenue, Northeast shelter and the 801
7 East shelter, creating an opportunity to share preliminary
8 information and hear directly from those most impacted in these
9 shelters.

10 Following the filing of the Notice of Intent for the
11 PUD in September 2024, DHS and the project team presented the
12 proposal at the October 2024 ANC 5D public meeting and engaged
13 in ongoing communication with ANC leadership, including direct
14 discussions with ANC5D02, Commissioner Sebrena Rhodes.
15 Additional presentations were made to ANC 5D in its February 2025
16 public meeting, a March 2025 session with the ANC zoning
17 subcommittee, and its May 2025 public meeting. DHS also hosted
18 a public community meeting in March 2025 and held a town hall in
19 April 2025 with residents of the current New York Avenue shelter
20 to discussion the transition to the new facility. We are pleased
21 to report that, through this outreach, the ANC voted at its May
22 2025 meeting to support our application.

23 In parallel, DHS has worked closely with other District
24 agencies and support -- and service providers to insure the
25 project aligns with the District's broader homelessness response

1 service system. Presentations to the Interagency Council of
2 Homelessness, the ICH, in April and September 2024, allowed the
3 project to benefit from input across the service network. DHS
4 coordinated with the Mayor's Office of Community Relations and
5 Services, the Deputy Mayor for Health and Human Services, the
6 Department of Behavioral Health, and other partner agencies to
7 refine the project and insure operational readiness. Through
8 this sustained engagement with residents, community leaders,
9 elected officials, service providers, and District agencies, DHS
10 has worked to insure that The Heritage reflects community
11 priorities, responds to operational needs, and opens as a well-
12 integrated resource that strengthens the District's capacity to
13 serve men experiencing homelessness.

14 The Heritage represents a critical investment in the
15 District's commitment of ending homelessness and advancing the
16 goals of the Comprehensive Plan. The project also advances the
17 goals of the Mayor's longstanding Homeward DC initiative, a
18 strategic plan to make homelessness rare, brief, and
19 nonrecurring. Since its launch in 2015, Homeward DC has driven
20 significant progress, including a 73 percent reduction in family
21 homelessness between 2015 and 2021 through expanded rental
22 subsidies and short-term housing programs. Homeward DC 2.0
23 covers fiscal year '25 and fiscal year '20 -- I'm sorry -- fiscal
24 year '21 and fiscal year '25, places a particular emphasis on
25 unaccompanied adults and explicitly calls for the replacement of

1 the New York Avenue men's shelter with a newly-constructed design
2 specification facility. The Heritage fulfills this objective,
3 delivering a purpose-built resource that integrates housing with
4 the wraparound services necessary for residents to achieve this
5 long-term stability. Approval of this project will allow DHS to
6 move forward without delay in delivering a modern, dignified, and
7 effective facility that strengthens DC's continuum of care and
8 fulfills both statutory and policy commitments. We respectfully
9 request the Commission to approve the application so that The
10 Heritage can fulfill its promise as a cornerstone of the
11 District's housing and Human Services strategy. And now I will
12 hand it off to Renee Holmes with the Department of General
13 Services.

14 MS. HOLMES: Thank you, Director Pierre. I'm sorry.
15 I'm having a bit of technical difficulties. Can everyone hear
16 me okay?

17 (All parties nod in agreement.)

18 MS. HOLMES: Perfect. Thank you, Director Pierre, and
19 good afternoon, members of the Commission. My name is Renee
20 Holmes, and I am the Executive Program Manager in the Capital
21 Construction Services Division of the Department of General
22 Services. As the implementing agency of the Department of Human
23 Services, DGS manages all aspects of planning and construction
24 of The Heritage shelter project. We are excited to present this
25 project that will address a critical need in the District of

1 Columbia, as expressed by Dr. -- Director Pierre. We began
2 working on The Heritage project over three years ago, in 2022.
3 After bringing on Sorg and Associates, we worked with DHS to
4 develop an architectural program for the project, based on best
5 practices. The project was temporarily delayed in 2023, due to
6 budgeting constraints, which moved our initial timeline back
7 approximately one year. Nonetheless, if successful in this
8 zoning case, we intend to submit for building permits and begin
9 construction in 2026. The goal is to complete construction and
10 open The Heritage by fall of 2028. Thank you again for your
11 consideration of this application, and I will now turn over --
12 turn it over to our architect, Suman Sorg.

13 MS. SORG: Hello. My name is Suman Sorg. Good
14 afternoon, Chairperson Hood and members of the Commission. Thank
15 you for allowing me to testify today. I will be serving as the
16 lead designer on The Heritage men's shelter project. My firm,
17 Sorg and Associates, over its 35-year existence, has designed
18 several shelters for the homeless, including a temporary family
19 shelter, which was opened in 2024 in Ward 8, and a 120-unit
20 shelter for chronically homeless veterans on North Capitol
21 Street. We've also designed housing for battered women and
22 numerous low-income housing projects nationwide. Recently, we
23 also completed an opioid sobering and stabilization facility on
24 K Street for DGS.

25 MS. MOLDENHAUER: Can I just ask Mr. Young to advance

1 the slide? Go to the next slide too. Thank you so much.

2 MS. SORT: Thank you. As Director Pierre has stated,
3 the facility not far from the existing New York Avenue shelter.
4 It is bound on the north side by New York Avenue, and on the west
5 side by the byway that connects New York Avenue to Mount Olivet
6 Road, and Fairview Avenue on the east side. The facility is
7 located in, generally, an industrial area of Ivy City, although
8 to the south are modest townhouse units, and then to the southwest
9 is Gallaudet University. These pictures on the left give you an
10 idea of what's around the site. Picture number C is an existing
11 shelter for animals that is going to be demolished to accommodate
12 the new shelter. And picture number D gives you a -- gives you
13 an idea of the -- of the industrial facility just to the south
14 of the site.

15 Next slide. Here, this is a view looking from New York
16 Avenue towards the site. The site, itself, encompasses both
17 sides of the Mount Olivet Byway, but the construction area for
18 the shelter will only be on the east side and not the west side.
19 The east side of the site has an existing Forest Conservation
20 Zone and the shelter I just spoke about and a parking lot that
21 supports the shelter to the east. To the right, you can see the
22 9th Street Bridge across New York Avenue.

23 Next. The site is zoned RF-1, which is lower-density
24 residential currently, which allows basically rowhouses with no
25 more than two units, but Meridith Moldenhauer will be explaining

1 the kinds of future zoning that we need to accommodate the shelter
2 building.

3 Next slide. This is the site plan showing what we --
4 how we will be developing the east side of the site. The facility
5 will have two wings, a west wing that's parallel to New York
6 Avenue, which will be four stories tall, and an east wing, which
7 will be radial -- following the radial steep street pattern of --
8 pattern of Ivy City, along its southern -- the property's
9 southern site, which will be six stories tall. Connecting the
10 two will be a three-story atrium.

11 In the middle of the site is a heritage tree that will
12 be protected and create an opportunity for outdoor connection to
13 the facility. And the two wings also create a courtyard to the
14 south that'll house -- that'll have spaces -- outdoor spaces for
15 recreation. On the corner of Fairview will be the Welcome Center,
16 and, as we get into the drawings, I will explain how the Welcome
17 Center will work, but that'll have the primary entrance into the
18 facility that connects to the east wing by an enclosed walkway;
19 then another entrance into the west wing that'll be for work
20 programs, seniors, and respite dorms.

21 Next slide. The site, itself, is approximately 182,000
22 square feet, and it'll -- but the area that we will be able to
23 develop will be approximately 75,000 square feet after
24 subtracting the Forest Conservation zone. The site, itself, is
25 largely impervious, as talked about before, except for the

1 heritage tree and the Forest Conservation Area. This diagram
2 shows the programs that Dr. Pierre talked about. There are five
3 different types of dorms. There are going to be seniors and
4 respite dorms. There will be Work Program dorms. There will be
5 community and low-barrier dorms. Low-barrier, in this case,
6 essentially means anyone who needs shelter will be allowed in.
7 And hypothermia beds. All of these programs will have shared
8 facilities, which include multipurpose rooms, dining rooms,
9 client service rooms, and administration.

10 On the lower half of the slide is a stacking diagram.
11 It shows that the community and shared spaces will be at the
12 lowest level. These will be connected by the atrium by a ramp.
13 The upper levels will be dormitories and residential, which will
14 have their elevator -- two sets of elevator banks to connect
15 those.

16 Next slide. This diagram shows the building as it will
17 be stacked in an isometric view. One of the key elements that I
18 think is very different in this facility was actually expressed
19 as a need by the client, which is that there be no more than ten
20 beds per room and no more than 50 beds per floor. And this is
21 for reasons of security and, also, to be able to build a
22 community. They also wanted a very residential scale, hence the
23 shallowness of the two wings being only four and six stories
24 tall. As you go into the floor plans, you can see how the
25 building will work.

1 On the next slide, this is the combined plan of east
2 and west wing showing what would happened -- how the -- how
3 clients will be served as they come into the building. You will
4 enter the lobby in the east wing from -- which connects to the
5 Welcome Center, and we'll see the floor plan of the Welcome Center
6 next. And down -- after you come past the reception and security,
7 you will have a wide avenuelike corridor which will have
8 consultation rooms, have a mailroom, have a clothing boutique, a
9 barber shop, showers, and laundry facilities for the clients as
10 they enter.

11 Going up the ramp, half a flight up will be the
12 multipurpose room in the west wing, which is also supported by a
13 storage room for cots, because this room will become the
14 hypothermia area in the winter. It's also possible to divide
15 this room with -- by a movable partition to be used for different
16 functions, like movie watching or other kinds of entertainment.
17 It has a direct connection out towards the front courtyard where
18 the heritage tree will be. The back of the building, both on
19 the east and west wing, house building services, electrical and
20 mechanical rooms, and a loading dock.

21 Next. This is the plan of the Welcome Center. On
22 Fairview Avenue and New York Avenue -- and this was another
23 request by the client -- will be the main entrance by -- through
24 a plaza, and we'll be showing you a view of this shortly and --
25 because the client didn't really want any queueing along New York

1 Avenue, for safety reasons, so there will be a big inside lobby
2 for queueing, where coffee might be served. And then, as you
3 enter the intake area, you will go through security -- you know,
4 metal detectors. You will have a place where you can leave your
5 belongings in locker rooms. There's also a room there to -- for
6 irrigation of -- you know, for the belongings, as well as an
7 intake space, where you would be directed as to which part of
8 the building you should be going to next, and then going up the --
9 up the ramp in towards the east wing lobby.

10 Next. The floor above that will have the dining
11 facility, also connected by ramp, in the east wing. There will
12 be a large commercial kitchen attached to the dining, which will
13 also serve as a teaching kitchen. There will be 24-hour food
14 service by vending machines and coffee machines in the dining
15 room as well. In the east wing, you can start seeing at this
16 level the first set of dormitories, and these are called the
17 community dorms. These are the flexible dorms that Dr. Pierre
18 was talking about. And you can start seeing all the support
19 services that go along with the residential floors; the showers,
20 the lounge areas at the end that open onto outdoor terraces. In
21 the west wing, which, because the site slopes up to -- from east
22 to west, there's an entrance for the Work Program and seniors and
23 respite. But directly off that lobby is a medical suite that
24 can be used by the community as well, but serves the residents
25 with a nurse intake, nursing, exam rooms, a dental clinic, a lab,

1 and also a pharmacy. Next to that is also a sobering dorm where
2 people can be brought in, you know, in the case of needing that
3 kind of service. This space is also supported by a nurse's
4 station, as well as other medical administrative spaces.

5 Next. Above that, you can start seeing mainly the
6 residential floors. These -- here, you can see the senior dorms
7 with more medical support, with their own lounge areas and
8 terraces in the west wing. And in the east wing, you start seeing
9 the low-barrier dorms with all the -- all the facilities that are
10 needed, like counseling rooms, administrative spaces, showers and
11 lounges and quiet rooms and terraces.

12 Next slide. So here you can see the top two floors of
13 the east wing, which will have more of the things -- low-barrier
14 dorms and support services. One thing we wanted to talk about
15 and reinforce is that when that -- when the survey of existing
16 residents was done, of the most important concerns expressed was
17 security. So the simple circulation pattern of a visible corridor
18 with security desks, in some cases on both ends, and in most
19 cases on one end, can be seen by a -- by security personnel. The
20 stair that's to the southeast corner of the east wing is placed
21 there for exactly that reason. And this is a stair that we have
22 applied for a -- some flexibility on as to its placement, because
23 this is the stair that extends up to the roof. Next to it is
24 also a freight elevator that serves the dining facility, so that
25 space is -- extends beyond the roofline of the sixth floor.

1 Next. The roof -- this building will be a net-zero
2 energy building, as -- which will include solar panels and a
3 geothermal field under the parking area. We have -- most of the
4 mechanical system is above the atrium hidden from view, and the
5 two -- there are two -- the two elevator banks do have an elevator
6 overrun structure, but those are only five feet, six inches above
7 the roof level. The corner -- the southeast corner of the east
8 wing is the one that we talked about, in terms of morning
9 flexibility. The -- all three roofs, the east wing and the west
10 wing, as well as the Welcome Center, will be extensive green
11 roofs.

12 Next. The architecture of the building takes its cues
13 from its neighbors. A very prominent building on New York Avenue
14 that I'm sure everybody's aware of is the former Hecht's
15 Warehouse. We've kept our building in scale with it. That
16 warehouse is approximately 90 feet high. Our tallest part of our
17 building on the east wing is 83 feet high as well, and the west
18 wing is only 61 feet high. The Hecht's building is also stepped
19 in its -- in its form and has punched openings and glass and --
20 a glass and masonry exterior, which is what we have on our
21 building, as you can see in this elevation.

22 Next. This is the primary elevation showing both the
23 east and west wings and the connecting atrium. The idea is to
24 keep it homelike with punched openings. The material is brick,
25 and it is -- the terraces are like terraces with railings and

1 screens that are slightly taller for security reasons, but mimic
2 those that we can find on many residential private-sector
3 buildings in Washington.

4 Next. So the materials of the building are, as I say,
5 primarily -- you know, in architecture school, they taught us
6 that if you have a building with more than three materials, you're
7 in trouble. So this building is a very simple building in its
8 geometry. It will have brick -- grayish-white brick with a longer
9 coursing, which gives it its horizontal feeling. The window
10 frames for all the windows -- the punched openings, as well as
11 the larger storefront openings that open onto the balconies --
12 will be aluminum. We will be using some glass -- most of it will
13 be clear glass -- low-E glass for energy reasons, but some of the
14 screens -- balcony screens will be fritted. Next. We have with
15 us today, Bruno, who will be our -- who is our landscape
16 architect and will talk about our landscape strategy and design.

17 MR. CARVALHO: Thank you, Suman. Good afternoon,
18 everybody. Bruno Carvalho with CGLA Landscape Architects. Suman
19 gave already a solid description of the site, so I'll be quick
20 on this slide. But what I did want to start with was that the
21 process of the site design included heavy community involvement
22 and participation, so many of the site elements that we'll talk
23 about today -- the planting, fencing, lighting, site
24 furniture -- were discussed with and, in a lot of cases,
25 suggested by the community and incorporated into the design, so

1 | it was a refreshing way of approaching the site design.

2 | Looking at this, starting with New York Avenue, you see
3 | the streetscape that we're starting to develop along New York
4 | Avenue. Because of utilities adjacent to the roadway, we had to
5 | put our street trees back towards the building, but you still get
6 | that nice cadence of street trees going down the roadway. Our
7 | main entrance along Fairview -- and we'll get a closer look at
8 | that in a bit -- but we have our main parking lot in that area
9 | and then a service drive that follows behind the building to a
10 | secondary parking lot towards the west side of the site. And
11 | then we have some outdoor rooms both along the back of the
12 | building in that area, as well as around the heritage tree that
13 | Suman discussed that we are attempting to preserve.

14 | Next slide please. So, as I was saying, we spent a lot
15 | of time with the community looking at -- talking to them about a
16 | lot of site elements, including the plants that would thrive in
17 | this area and that they felt would look great as part of their
18 | neighborhood. So here you see some of the bioretention plants --
19 | next slide -- and some of the other non-bioretention plants that
20 | are going to be prevalent throughout the site.

21 | Next slide. Fencing. As Sumon stated, security is a
22 | major concern, so the site is going to have a variety of fence
23 | types. Along New York Avenue, just a 42-inch rail, but, at the
24 | back of the site, we have some opportunities to do a green screen,
25 | which allows for vines to crawl up the fence and provide some

1 green where there's not a lot of room to plant elements. The
2 red line is our primary privacy fence that goes along the south
3 and west parts of the site and encloses the forested area. And
4 then inside the site we have a security fence that allows for an
5 outdoor amenity that we think will be a nice addition to the site
6 elements. And, again, these are all elements that this -- the
7 community helped select and discussed with the design team.

8 Next slide. The side lighting, again, focusing on both
9 the pragmatic aspects and also the security aspects, and both
10 fixtures came through in discussions with the community as well.

11 Next slide. Here is an isometric of our main entrance
12 along Fairview. You can see the number one there on the top
13 right, just a simple, but welcoming approach into the Welcome
14 Center of the building, and, again, some room for landscaping,
15 but, you know, also providing the security requirements, as well
16 as, you know, ADA accessibility from Fairview into the site.

17 Next slide. Here's our sort of south outdoor room that
18 will be a deck adjacent to one of our bioretention facilities
19 with plenty of planting opportunities, as well as some outdoor
20 furniture, outdoor seating elements for the residents to enjoy a
21 nice day.

22 Next slide. And, Suman, I will hand it back to you to
23 talk about the elevations.

24 MS. SORG: Thank you, Bruno. So this is a view along
25 New York Avenue. Of course, this shows the condition as it exists

1 today, but it is expected that there will be surrounding buildings
2 in the future that will be taller than the ones that are there
3 now, but it -- this will be quite a gateway building.

4 I took the train recently to New York, and this site,
5 you know, as the train comes out of the station going north, it's
6 visible -- height visible, and I think also, as you enter the
7 city on New York Avenue, you will be able to see this building.
8 On the lower left corner, you see the Welcome Center and the two
9 wings and the atrium in the middle.

10 Next slide please. Here is an overhead view -- bird's
11 eye view. You can see the two wings, the connecting corridor,
12 the Forest Conservation Area to the west of the site, and the
13 Welcome Center on the east side. The parking is situated in a
14 way that it is concealed from view, which gives the view along
15 New York Avenue of this building as being in a -- two buildings --
16 two residential buildings in a garden setting.

17 Next. This is a close-up of the courtyard between the
18 east and west wings. The atrium is behind us, and the heritage
19 tree is in front of us. The multipurpose room is to the right
20 in the west wing. This area will be -- will have a short fence
21 with some ability to come out and use it, with an area to sit,
22 you know, on benches or meet -- or have a small gathering out
23 here.

24 Next. This is the west entrance showing part of the
25 building as it steps up. Although the west entrance is four

1 | stories tall, because of the grade change, it appears three
2 | stories tall along the byway -- Mount Olivet byway, and in this
3 | step -- because of its stepping and its height, it is compatible
4 | with the residential neighborhood behind us to the south.

5 | Next. These are renderings of the interior of the
6 | building, as it will appear. To the top left is the lobby
7 | entrance into the east wing, which is where there will be program
8 | information and reception, and down that main street will be
9 | those main client services. To the right is a view of one of
10 | the dormitories. And one of the things that, you know, came out
11 | in the survey from the existing residents is the lack of space
12 | for storage, so each bed will have lockable storage attached to
13 | it. To the lower left corner is a view of the atrium, which is
14 | with the connecting ramps. At the bottom of the ramp will be a
15 | recreation space with pool tables and seating as well. To the
16 | right, you can see the multipurpose room, which will have movable
17 | furniture that can be stored and cots be put in this space for
18 | hypothermia.

19 | Next. To the left of this, you can see the medical
20 | suite with a waiting room. To the right is the lounge space at
21 | every level, which opens onto a terrace. And one should remember
22 | that it's really -- it's been proven time and again, access to
23 | outdoor space is really important for mental health and for
24 | wellness. The -- a significant population of these facilities
25 | have mental health issues and have experienced trauma and

1 exposure to violence and are under chronic stress, so exposure
2 to the outdoors is really important. It's important that each
3 floor have access to -- imagine this balcony would normally, in
4 a private sector building, serve probably a two-bedroom unit or
5 three-bedroom unit. Here, we are serving 50 residents of each
6 floor, and providing them with the necessary access to outdoor
7 space without going through the whole building down to the ground
8 floor. To the left is a training room adjacent to the left --
9 lower left, a training room that can either be used as a computer
10 lab or for workouts or -- it's more like a flexible space, just
11 like the multipurpose room. And to the right, you can see the
12 administrative suite that is on the first floor of the east wing.

13 Next. The dining room will have an outdoor terrace
14 which provides outdoor dining as well. And to the left you can
15 see the teaching kitchen. There will be a fully-equipped
16 commercial kitchen where residents can be trained in culinary
17 skills.

18 Next. With that, I'll turn it over to Jami to talk
19 about traffic and transportation.

20 MS. MILANOVICH: Great. Thank you, Suman. Mr. Young,
21 if you could advance to the next slide please. Good afternoon,
22 Chairman Hood and members of the Commission. For the record, my
23 name is Jami Milanovich with Wells and Associates. We are the
24 transportation consultants for the project. The slide that's
25 before you now shows the site circulation for the project.

1 Vehicular access will be taken via the existing curb cut on
2 Fairview Avenue, which is shown with the blue arrow on the right
3 side of your screen. Loading is shown in orange. The site has
4 been designed to allow front in/front out truck access, so there's
5 sufficient room onsite for trucks to turn around. Long-term
6 bicycle parking for staff who wishes to bike to work is provided
7 in the east wing, and it's shown in the shaded green and yellow
8 area. And short-term bicycle parking is shown in the purple-
9 shaded area adjacent to Fairview Avenue on the right side of your
10 screen.

11 I do want to note that this plan shows 41 parking
12 spaces. That's one fewer than what we had originally submitted
13 with our application and what is referenced in the transportation
14 statement. And that was due to the incorporation of an additional
15 landscaped island in the parking lot, and that's shown on the
16 screen. Just below the connector between the east wing and the
17 Welcome Center, we had to add a landscaped island to conform with
18 Subtitle C, Section 715, and that updated plan showing the 41
19 parking spaces was submitted and is in the record I believe as
20 Exhibit 22A. Next slide please.

21 CHAIRPERSON HOOD: Ms. Milanovich, if you can hold on
22 a second.

23 MS. MILANOVICH: Yes.

24 CHAIRPERSON HOOD: I'm going to ask -- Ms. Sorg, could
25 you mute yourself please? That might help with some of that --

1 | there we go. Go right ahead.

2 | MS. MILANOVICH: Thank you. The zoning regulations do
3 | require us to provide 25 -- a minimum of 25 vehicular parking
4 | spaces. DDOT's preferred maximum parking ratios would yield 60
5 | parking spaces. As I said, we are providing 41. We are asking
6 | for all of those parking spaces to be compact spaces, so that's
7 | eight feet wide by sixteen feet long. That's to allow us to
8 | maximize the number of parking spaces that we can provide. And
9 | because we're asking for a hundred percent compact spaces, we are
10 | seeking relief from Subtitle C, Section 712.3(a).

11 | We are a little bit challenged, in terms of the
12 | configuration of the site. The widest part of the site, where
13 | we ordinarily would want to provide the most parking spaces, is
14 | on the west side, where the Forest Conservation easement is, so
15 | we're not able to provide parking in that location. So that
16 | means the bulk of our parking actually has to happen on the
17 | eastern portion of the site, where we're actually -- we have a
18 | very narrow site. So by providing all compact spaces, that just
19 | allows us to get a couple of more parking spaces in there in
20 | order to maximize the number of spaces that we can provide.

21 | Next slide please. So we did take a look at whether
22 | the compact spaces would cause any concern or adverse impacts,
23 | and we noted that the parking is going to be used for staff
24 | parking, so that means the users of the parking are going to be
25 | familiar with the site; they're going to be regular users.

1 We also did some research into the most popular
2 vehicles in the DC area and found that six of the nine most
3 popular vehicles are less than sixteen feet in length, seven of
4 the nine most popular vehicles are less than seven feet wide,
5 including the rearview mirrors -- or the sideview mirrors, I
6 should say. One of the nine most popular is seven feet wide,
7 and one is eight feet wide. So, by and large, the most popular
8 vehicles in DC would fit within that eight foot by sixteen foot
9 parking space. However, we do know that there will likely be
10 some staff who might drive larger vehicles, and so our
11 recommendation is that those staff members be directed to park
12 in the southwest portion of the site, so that they don't impede
13 the traffic flow through the eastern portion, where we have most
14 of the parking spaces, and also don't impede trucks trying to
15 access the loading area.

16 Next slide please. This site does allow us to provide
17 more parking -- significantly more parking than the existing
18 shelter on New York Avenue. It has about nine parking spaces
19 that are accessed off of the alley behind that shelter. The
20 remainder of the staff currently park offsite. And so with the
21 41 spaces, we're able to provide about four-and-a-half times the
22 amount of parking on the new site as the existing shelter
23 provides.

24 Next slide please. This slide just summarizes the
25 transportation improvements that are being made in conjunction

1 with the site. So working from left to right, at DDOT's request,
2 we are extending the four-foot buffer between the roadway and the
3 sidewalk where it doesn't currently exist, so you can see that --
4 the red arrow pointing to that area there on the northwest --
5 I'm sorry -- the top left corner of your plan.

6 Along New York Avenue, we're also removing the existing
7 curb cut in favor of using the curb cut on Fairview Avenue. We
8 are widening the sidewalk along New York Avenue from seven feet
9 to ten feet, and we're adding a six-foot buffer where one doesn't
10 currently exist. At the intersection of New York Avenue and
11 Fairview Avenue, at DDOT's request, we're adding a curb
12 extension, which has a number of benefits, including slowing
13 traffic down that's turning right from New York Avenue onto
14 Fairview Avenue, narrowing the crossing distance for pedestrians
15 that are crossing Fairview Avenue, and, also, potentially making
16 pedestrians more visible by prohibiting -- physically prohibiting
17 people from illegally parking right next to that crosswalk. We're
18 also widening the sidewalk on Fairview Avenue from three feet to
19 six feet and adding a three-foot buffer where one doesn't
20 currently exist today.

21 Next slide please. We will also be implementing a
22 Transportation Demand Management Plan. I won't read all of the
23 components of that, but the highlights are provided on the screen,
24 but I would note that DDOT has reviewed the TDM Plan and has
25 determined that it is sufficiently robust for the project.

1 Next slide please. So, in conclusion, this project
2 would create only a modest increase in vehicular trips. The
3 proposed shelter will provide significantly more onsite parking
4 than the current shelter does. With the implementation of the
5 TDM Plan, as well as the other transportation improvements that
6 I mentioned, we find that the proposed project would not have an
7 adverse traffic impact in the neighborhood. And, with that, I
8 will turn it back over to Meredith to wrap things up.

9 MS. MOLDENHAUER: Thank you so much. Next slide. Next
10 slide please. I'll be walking through a quick summary of the
11 zoning analysis, starting with three areas of zoning flexibility
12 requested. As just articulated, we are asking for parking
13 flexibility and asking to provide all 42 parking spaces for the
14 project as compact spaces. Parking will be solely for the
15 shelter's staff, which will be coordinated with DHS, and we
16 believe that this is obviously the best, in order to provide more
17 spaces for the operations of the shelter.

18 Next, we are asking for loading flexibility -- request
19 for loading flexibility, given the loading dimensions required
20 under Subtitle C-905.2 are 12 feet by 30 feet, and we are
21 providing one loading berth at 8 feet by 26 feet. Given the fact
22 that the residents at the facility will not be moving in and
23 moving out, but, rather, this loading berth is only used for
24 delivery and pickup for the operations of the site, we believe
25 this flexibility would be appropriate.

1 Next, we are asking for penthouse setback relief from
2 the rear penthouse setback under C-1504.B, where a distance equal
3 to the height of the rear building wall on the roof upon which
4 it is located and a distance equal to the height of the side
5 building wall on the roof upon which it is not located off of a
6 property line. We do not believe that the relief requested here
7 would have an adverse effect on the neighboring properties. The
8 need for this relief has been articulated by Acting Director
9 Rachel Pierre, as well as Suman Sorg, correlating the need from
10 both the floorplans for security and uniformity, which leads to
11 the need for flexibility on the penthouse. In addition to that,
12 the penthouse relief will also be buffered by the tree
13 preservation area and setback and buffered from the street.

14 Next slide. The proposed PUD modification application
15 here would be taking the property from an RF-1 zone to an MU-9
16 zone. This zone would permit the uses by right. As you can see
17 in the zoning chart, both the east and west wing of the facility
18 are under the maximum permitted height of the PUD zone, and we
19 are substantially under the FAR, and we comply with all of the
20 other requirements, except for those three noted previously,
21 which we are requesting flexibility.

22 Next slide. The project provides an extensive list of
23 community and project benefits and amenities, including housing
24 for those experiencing homelessness, providing 470 permanent beds
25 and additional temporary hypothermia beds. The modern aesthetic

1 is consistent with the Ivy City neighborhood. The site plan is
2 efficient in its use of the land, given the topography, as well
3 as given the tree preservation provided onsite.

4 There are superior landscaping, as described in our
5 presentation, as well as superior environmental benefits, given
6 the project will be designed to a net-zero and LEED-Gold standard,
7 and that the public benefits serve -- serving those that are
8 homeless will obviously include wraparound services and
9 programming.

10 Next slide. The site is currently working with the
11 National Park Service in connection with the TOJ. In connection
12 with the TOJ, there is an existing Forest Conservation Area. On
13 the portion that is closest to New York Avenue, as shown with
14 the diagonal slashes, that area will be removed from the Forest
15 Conservation Area in order to locate a portion of the building
16 on that area. And then we are providing an expansion of the new
17 conservation area, you can see to the left of the existing.

18 Next slide. Here you can see this in a landscape image
19 with the new proposed site. You can see, obviously, the area
20 that's being removed is minimal, based on, obviously, where the
21 building would be located, but the new area in the darker green
22 is our proposed expansion of the Forest Conservation Area.

23 Next slide. The Zoning Commission requires, pursuant
24 to the zoning regulations and the Comprehensive Plan, for us to
25 review this application under the eyes and the tools of the racial

1 equity requirements. It is a four-prong test. I'll review those
2 quickly.

3 Next slide. The property is located currently in the
4 RF-1 zone and, as indicated, proposed to go to the MU-9 zone.
5 The Comprehensive Plan's Future Land Use Map designates the
6 property in the high-density residential; high-density
7 commercial; production, distribution, and repair zone; and the
8 federal use zone. Through the current PUD proposed, there would
9 be no PDR zones -- or no PDR uses proposed here. We believe that
10 that is, obviously, still consistent with the Comprehensive Plan,
11 as well as consistent with the moderate-density residential,
12 given the benefits for the city and the holistic review of the
13 Comp Plan for this use. The Future Land Use designation also
14 will continue under the District and federal use.

15 Next slide. The property is located in the Generalized
16 Policy Map under the federal designation and the neighborhood
17 conservation use. The proposal would further the goals and
18 objectives of the Neighborhood Conservation Area, specifically
19 in that the redevelopment proposal is consistent with public
20 facility use and the federal land is designated related to the
21 existing ownership and oversight by the National Park Service.

22 Next slide. This slide should show a list of the
23 Districtwide policies that are consistent with the Comprehensive
24 Plan that are listed in our application. Next slide. This slide
25 summarizes those areas in which the Ivy City Small Area Plan is

1 consistent with the goals and objectives of this project. Next
2 slide. This identifies four specific action items that are
3 consistent with the project that are part of the New York Avenue
4 Northeast Vision Framework.

5 Next slide. The third part of the application is to
6 review the overall community outreach. We have in the record,
7 at Exhibit 10 and Exhibit 13C, provided a list of community
8 outreach and work within the neighborhood. We also presented
9 most recently to the ANC on May 13th, 2025, and received a vote
10 in support for this application.

11 Next slide. In evaluating this through the racial
12 equity tool, we do believe that obviously we are consistent with
13 all of these requirements.

14 Next slide. And we will now conclude our presentation,
15 but, obviously, all of our witnesses and additional individuals
16 are here and available to answer any questions of the Commission,
17 and we thank you for your time this evening.

18 CHAIRPERSON HOOD: Okay. Thank you very much,
19 Director, Ms. Moldenhauer, and to the whole entire team. Thank
20 you for that presentation. Let's see if we have any questions
21 or comments. Let me start with Commissioner Imamura; then I will
22 go to Commissioner Wright, Commissioner Stidham, and Vice Chair
23 Miller, and then I will end up. Commissioner Imamura.

24 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Thank
25 you, Ms. Moldenhauer and the applicant team, Dr. Pierre and

1 others. That was a thorough presentation. Thank you very much.
2 I have a few questions and a few comments. First, I just want
3 to commend you all for providing a thorough and succinct analysis
4 of the potential map inconsistencies. I think you did a terrific
5 job with that. And, certainly, for those that are watching, it's
6 the kind of analysis that we'd like to see more of that in your
7 application -- in future applications, so well done with that.

8 Clearly, this is an important project meeting an
9 important goal and objective for the city here, and I think that
10 there are some elements in this project that are certainly
11 laudable and should be highlighted. First of all, I think the
12 unusual site configuration and overcoming that challenge, you all
13 did a nice job with that, with a very complex program -- certainly
14 should be commended for that -- with five distinct program
15 elements. Over 407 beds I think is what I read. Certainly, net-
16 zero -- achieving net-zero through geothermal and solar I think
17 is also commendable here.

18 Certainly, just the architecture and design certainly
19 have some very commendable elements to it. Ms. Sorg, thank you
20 very much for keeping the materials to only three. I certainly
21 appreciated your comment about that. And, certainly, the
22 geometry of it is identifiable here. I also appreciated, Ms.
23 Sorg, your comment that the architecture takes its cues from the
24 surrounding neighborhood. I appreciated you addressing that.
25 The other comments that I have, I guess going back -- just back

1 to transportation and parking, I do have a couple here. I think
2 I just wanted to confirm for the record that you all agree to
3 implement the TDM Plan, as proposed in the transportation
4 statement, and I think I heard Ms. Milanovich concur to that.

5 MS. MILANOVICH: That's correct, yes.

6 COMMISSIONER IMAMURA: All right. Thank you. Also,
7 you know, clearly, you went through some planning gymnastics with
8 the parking and the additional landscape island, which I think
9 is great, but I think the 41 parking spots and special exception
10 that you're requesting seems reasonable to me. The other things
11 that I thought were rather positive, the south outdoor room and
12 the bioretention is certainly notable, so I appreciate that. I
13 do want to ask -- just for the record I think that the -- there
14 were some comments about planting trees along New York Avenue,
15 and I wanted to just confirm with Mr. Carvalho where that stands,
16 if, in fact, you're able to add or increase trees along New York
17 Avenue, the frontage there. Mr. Carvalho, or Ms. Moldenhauer,
18 if you're -- oh, there he is. Okay. You're on mute, Mr.
19 Carvalho.

20 MR. CARVALHO: I lost your feed for a second. Can you
21 repeat that last --

22 COMMISSIONER IMAMURA: Yes. Could -- so there were
23 some comments about increasing or at least adding plants along --
24 trees along New York Avenue.

25 MR. CARVALHO: Right.

1 COMMISSIONER IMAMURA: So I just wanted to ask where
2 that stands, if -- for the record.

3 MR. CARVALHO: So we looked at --

4 COMMISSIONER IMAMURA: The New York Avenue frontage
5 there.

6 MR. CARVALHO: Yeah. So New York Avenue, there's a lot
7 of utilities, right, between the roadway and the building. So
8 the street trees and the planting is within our site in front of
9 the building, which is where they can be. So we have both, you
10 know, a row of street trees, as well as some understory planting
11 along the foundation of the building along New York -- along the
12 entire frontage of New York Avenue.

13 COMMISSIONER IMAMURA: All right. Thank you, Mr.
14 Carvalho. I've got one additional question for you, and it's
15 really about gauging your level of comfort and confidence. And
16 I can say this as both an architect and a landscape architect,
17 so architects often like to hug heritage trees and wrap a building
18 around it. We're awfully close to that -- to the critical root
19 zone. I saw the drawings in there. So I'd just like for you to
20 talk a little bit more about that, Mr. Carvalho, about what steps
21 are you planning to take to help insure the health and the
22 longevity of this heritage tree?

23 MR. CARVALHO: Well, there are couple of things working
24 in our favor. The -- so this tree currently, the way the roots
25 are, it's right up against the existing animal shelter, so it

1 | doesn't have a uniform root structure. It's on this -- the roots
2 | are just off to one side, right? So when we demo the existing
3 | building, we don't have to worry about root pruning on -- for the
4 | most part, on that entire side of the tree. We can focus on the
5 | roots on the other side, which would make it easier for us to
6 | manage.

7 | Obviously, there's going to be a lot of prep work that
8 | gets done as part of the tree maintenance for this particular
9 | tree, and that all goes into our Tree Preservation Plan, which
10 | we've worked with an arborist to develop, and we've worked with
11 | Urban Forestry to -- for them to make sure that we're doing it
12 | per their requirements, you know. And this will be one where,
13 | you know, we'll have an arborist out there pre-construction and
14 | then during construction to monitor the health of the tree, and,
15 | if it needs additional elements throughout, then they can
16 | determine that at that point.

17 | So, you know, it's hard to determine these things, but
18 | I think, given that it's not a uniform root structure, that it
19 | already has -- you know, this particular tree is already used to
20 | being right adjacent to a building, and it works in our favor,
21 | but no one can ever say for sure about these things. You know,
22 | that's just the way it is. But I think, given the right adherence
23 | to the specs, I think we have a good chance of this tree being
24 | healthy in the future.

25 | CHAIRPERSON HOOD: Mr. Carvalho, thank you very much

1 for your forthrightness.

2 MS. MOLDENHAUER: Oh, I was just going to note, the
3 Tree Preservation Plan is part of the record at Exhibit 19E. I
4 know you probably know that, but I just -- yeah.

5 COMMISSIONER IMAMURA: Thank you, Ms. Moldenhauer. Mr.
6 Carvalho, thank you again for your honesty and forthrightness.
7 You're right; nobody can ever predict, and so that's what I was
8 looking for in your response, so thank you very much for that.

9 I guess I'll turn to the architecture, Ms. Sorg, really
10 about the interior space, even though that's a little outside of
11 our purview here. Really, we're focused on the urban design
12 aspects of it, which I really don't have any comments about that.
13 I'm just curious, there's -- it's such a complex program, and
14 you've included so many elements inside. I think I did see
15 somewhere -- it might have been in one of the earlier slides
16 about just ADA compliance, which, clearly, is already met, but
17 because of the user group -- the users of this facility, it's
18 important to go I think maybe beyond just the minimum of ADA,
19 and really wanted to ask if you could talk a little bit about
20 what steps you've taken to implement universal design,
21 specifically for those that might have limited visual acuity or
22 limited physical mobility, if you could discuss a little bit
23 about wayfinding, and I'll just turn that over to you.

24 MS. SORG: Thank you. We didn't have enough room to
25 put in all our slides, but we have been charged with interior

1 design and including the FF&E and signage interior and exterior.
2 So, you know, there's a lot of dependence on -- just on the --
3 on the -- not just the physically disabled, but sort of people
4 with PTSD and other types of mental issues. We have used -- we
5 are using color and -- at each level and in each lobby as you
6 enter -- as you exit an elevator. It has, you know, supergraphics
7 to tell you where you are. It has a different floor level --
8 floor covering in a different color. There are -- there is
9 striping, actually, along the main corridors, including on the
10 ramps that indicate how -- which stripe to follow to go to the
11 dining room or to the multipurpose room or the medical clinic.
12 So those color ways and wayfinding elements have been included
13 into the interior.

14 Each floor also -- the bathroom tile colors are
15 different. The accent walls, et cetera, are all consistent with
16 the floor colors, so you know you're on the blue floor or the
17 red floor, so that's been incorporated. The toilet rooms are all
18 100 percent accessible, including all the showers. There aren't
19 any showers that are not roll-in. The -- we also have gender-
20 neutral toilets on the floors -- dormitory floors. And the --
21 you know, the counter heights are designed such that they meet
22 all the necessary ADA requirements, including in the teaching
23 kitchen. That was very important. So we feel that the building
24 is -- goes beyond the basic ADA requirements.

25 COMMISSIONER IMAMURA: Great. Thank you, Ms. Sorg. I

1 appreciate your response. And certainly, also as you noted, the
2 narrow floor plates for bringing in exterior light as well -- or
3 exterior light is certainly commendable as well. The only other
4 questions I have, architecturally, is because of the internal
5 program -- the results of the internal program, I understand that
6 you're requesting penthouse relief. And I just wanted to ask,
7 either Ms. Moldenhauer or Ms. Sorg, if you could just articulate
8 that a bit for the record.

9 MS. MOLDENHAUER: Suman, you're on mute.

10 MS. SORG: So we're asking for the penthouse relief on
11 the southeast corner -- I mean southwest corner of the east wing.
12 So the -- there are four stairs, two in each wing. One of the
13 stairs, we wanted that to go to the roof. The other roof, which
14 is in the atrium, is accessed directly off of the fourth floor
15 of the west wing. The west wing stairs, the roof is accessed
16 through a roof hatch, but that stair we felt was important to
17 take to the roof for maintenance, because there's going to be,
18 you know, a full solar array on all the roofs, and so -- and
19 right adjacent to that is the freight elevator, which has a
20 slightly higher overrun. And so that combined -- that stair we
21 wanted to extend all the way up. It's located where it is for
22 security reasons, as well as just -- if you don't mind me getting
23 into the weeds a little bit, the cost of the building is very
24 important. We are -- so, it's basically a podium building. In
25 other words, the first floor of the west wing is concrete, and

1 above that is load-bearing -- a load-bearing wall, and they all
2 stack up, you know, one -- they have to be consistently stacking
3 on top of each other.

4 In the east wing, the bottom two floors are concrete,
5 and the rest of the floors are load-bearing walls from -- between
6 each dormitory is a load-bearing wall. So it was important to
7 keep the stairs to the -- to the south of the east wing corridor,
8 and we wanted the freight elevator to go where it does, so it's
9 next to the freight -- to the loading dock, so -- for security
10 reasons, for location and adjacency to the freight elevator, that
11 became an important location for it. And it's --

12 COMMISSIONER IMAMURA: Thank you, Ms. Sorg. I
13 appreciate your detailed explanation there and I think, just in
14 general for the public and others, those sort of design moves and
15 gestures are often accompanied by other factors, and so
16 appreciate again the detailed explanation for that. And, as
17 others have probably noted in past hearings, maintenance access
18 to the roof is something that I think is really important, and
19 I've always brought that up, so I'm glad that you addressed that,
20 Ms. Sorg. All right. Mr. Chairman, this is a terrific project.
21 There's a lot of I think really great aspects to this important
22 and critical work that needs to be done for the city. And, with
23 that, I yield back.

24 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
25 Imamura. Commissioner Wright, any questions or comments?

1 COMMISSIONER WRIGHT: Thank you. I agree that this is
2 a really great project, and I appreciate the thought and care
3 that has gone into the both architectural design and the landscape
4 design. I think it's great that you're building around the
5 heritage tree. I think with careful monitoring during
6 construction, I think there's a very strong chance it will live
7 a good long life. I've seen many, many examples that have. So
8 I'm very excited about the project.

9 I did read a letter that we just received from a
10 resident who is concerned in a broad way about this project
11 happening in Ivy City at all, because he has commented about Ivy
12 City being, I think in his words, a dumping ground for uses that
13 aren't wanted in other parts of the city. And I'd like
14 particularly to hear from the agencies -- the DC agencies some
15 reaction to that. I mean, I think the one thing that it strikes
16 me is that this is actually not adding a facility; it's replacing
17 an existing outmoded, poorly functioning facility that exists in
18 Ivy City today, so it's not -- you know, in terms of a net
19 increase of sort of these what I think the writer called, you
20 know, sort of unwanted uses, it actually is replacing an existing
21 facility. But the writer also talks about the concerns about how
22 existing facilities are maintained and that, you know, I think
23 he views that as one of the problems, is the long-term maintenance
24 by the city of different types of alternative housing buildings
25 in this part of the city. So if someone from one of the agencies

1 | could address that, I'd appreciate it.

2 | MS. PIERRE: I think DGS can talk about the maintenance
3 | of the -- what is the plan for the continued maintenance. I
4 | could just add that this is a -- this will be replacing the
5 | current site. And I think, you know, I shared in my testimony
6 | that this building will be built for this purpose, and it's to
7 | be able to honestly address a lot of the conditions that is --
8 | concerns that we have, but I'm trying to -- maybe somebody from
9 | DGS can talk about the ongoing relationship we have for
10 | maintenance.

11 | MS. HOLMES: So -- oh, go ahead.

12 | COMMISSIONER WRIGHT: Do you -- I just want to make
13 | sure, do you all have the letter that had come in? Have you
14 | actually seen the letter?

15 | MS. HOLMES: No. So it's my understanding from our
16 | legal counsel, which is Meridith Moldenhauer, who is onsite --
17 | online, rather, we just got the letter. I did forward it to our
18 | leadership, and then we will be able to respond accordingly. So,
19 | unfortunately, we do not have a formal response, as it relates,
20 | because we just got it, but I will echo the sentiment that this
21 | is a new facility that is replacing the existing men's shelter,
22 | and there are plans in place for the existing shelter to be
23 | repurposed for something else immediately following the residents
24 | vacating and going to the new shelter.

25 | COMMISSIONER WRIGHT: The other point that the --

1 CHAIRPERSON HOOD: Let me -- Commissioner Wright --
2 Commissioner Wright, let me interrupt you for just one second,
3 because I think what you asked for is very important, and I do
4 want to give the Director a chance -- Mr. (indiscernible), who's
5 very responsive -- give him a chance to at least respond. And
6 I'm sure he will answer that question. I think it needs to be
7 for the record, but, Mr. Ritting, I think this is a two-vote
8 case, right, if we would go forward with this? Mr. Ritting?
9 Somebody help me. Ms. Moldenhauer, it's a two-vote case, right?

10 MR. RITTING: Yeah, that's correct, it's a two-vote
11 case, because it's a map amendment.

12 CHAIRPERSON HOOD: Okay.

13 MR. RITTING: so you'd be taking first proposed action
14 within a 30-day period for NCPC review, where I imagine you'd
15 anticipate that there would be that time for the applicant to
16 respond in that -- in that time period.

17 CHAIRPERSON HOOD: I got my answer. Thank you, Mr.
18 Ritting. All right.

19 COMMISSIONER WRIGHT: I thought this had already gone
20 to NCPC. There's something in our documents saying that NCPC has
21 already looked at this.

22 MR. RITTING: That's correct. However, NCPC was
23 commenting early, so to speak, because of the relationship of the
24 property to a federal property. I did read their letter, and it
25 seems like they were attempting to address both the comment based

1 on the closeness of the two properties and, also, the statutory
2 required NCPC comment, but I think the better course of action
3 is to take proposed action in this case and then allow NCPC to
4 have its usual comment, because there's -- there is some
5 possibility that they thought they were going to get two bites
6 of the apple and not just one, because of the way that this was
7 raised, plus it seems like there's a practical reason to do it
8 as well. So that's my suggestion.

9 COMMISSIONER WRIGHT: Great. Okay. So there's an
10 opportunity to get a response to the -- to the letter from the
11 resident. And, you know, I think in that response -- one of the
12 things I noticed about this project is that it seems really well
13 buffered from nearby residences both with landscaping, part of
14 the Forest Conservation Area, and the fencing that has been
15 described. So I think, you know, that also gives me, you know,
16 confidence that the impact of this particular use won't have an
17 undue negative impact on nearby residents. But it might be --
18 again, when you're -- you know, if you're going respond between
19 the two votes, it might be good to sort of explain that a little
20 bit more, right? I think probably that's part of the reason why
21 you're doing the seven-foot high privacy fencing that you were
22 describing around the sort of back of the property, and then also
23 an internal fence around the sort of deck and stormwater
24 management area. So, you know, I think, again, this is something
25 that I think will actually, visually at least, enhance the

1 | corridor along New York Avenue. I think it's a really beautiful
2 | building. And I think that your -- you know, I think your
3 | explanation of how it's consistent with the Area Plan and the
4 | Future Land Use Map, you know, I found pretty clear and
5 | compelling. So I'm in support of the project. I think you may
6 | just want to address some of the pretty strong concerns that were
7 | raised by the resident, which really have to do with long-term
8 | management and maintenance of facilities. But that's it. Thanks.

9 | CHAIRPERSON HOOD: Thank you.

10 | MS. MOLDENHAUER: Commissioner Wright, we will
11 | supplement the record and insure that, obviously, DGS leadership
12 | has an opportunity to respond. I would just note that, obviously,
13 | Corcoran Street is about over a thousand feet away from the
14 | property and does have a topographical grade difference, but we
15 | will be happy to supplement that in the response directly to some
16 | of these comments by the resident and insure that we can be
17 | responsive to all those issues that the brought up.

18 | CHAIRPERSON HOOD: Are we finished? Okay.
19 | Commissioner Stidham, any questions or comments?

20 | COMMISSIONER STIDHAM: No. I truly do thank you for
21 | the very detailed presentation. You really covered in
22 | significant detail all of the things that I think we were asking
23 | for, beyond the good points that both Commissioner Imamura and
24 | Commissioner Wright made, so I have no further comments or
25 | anything in addition to add.

1 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair Miller.

2 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
3 you to my colleagues, Commissioner Imamura and Commissioner
4 Wright, for your thoroughness in your covering a lot of issues,
5 and I agree with all of the comments that each of you have made
6 about this project. And I thank the team, Meredith Moldenhauer
7 and Ms. Suman Sorg, and the landscape architecture, and the DHS
8 and DGS team that is here today, and Jami Milanovich, all of you
9 and everyone else who I didn't name, because you provided a lot
10 of information and you provided a lot of responsiveness to
11 concerns that were raised at setdown by me and many others, and
12 by the agencies throughout the entire process, whether it was
13 Office of Planning or DDOT, and the community.

14 You said you did a lot of the landscaping and security
15 lighting, architectural design responses to your community
16 engagement. The -- on the community engagement, there was a
17 reference to the ANC 5D, I believe it is. You -- I saw all the
18 documentation of all the different meetings with committees and
19 individual SMD Commissioners, and I applaud you for doing that,
20 as required under our policies. But there was a reference to
21 the ANC approving it in May of this -- I guess May of this year,
22 and I don't know if we have anything in the record, Ms.
23 Moldenhauer. Do we have something in the record that -- from ANC
24 5D that documents that vote of approval in May of 2025?

25 MS. MOLDENHAUER: Commissioner Miller, you do not, but

1 I did actually even e-mail with Commissioner Rhodes during this
2 hearing, because she e-mailed everybody asking if she would have
3 an opportunity to speak, and I indicated that, obviously -- you
4 know, that the Commission would turn to her, and that if she
5 wanted to speak, that she would be able to. And I see that she,
6 I think, is still on, so I'd obviously, you know, ask you to
7 engage with Commissioner Rhodes as well during this hearing. But
8 we have coordinated with the ANC and requested that they put a
9 letter into the record. I believe that there were conversations
10 and additional maybe follow-up questions, but they did vote on
11 that May 13th meeting.

12 VICE CHAIR MILLER: Thank you for that response. Well,
13 Commissioner Rhodes, if you're here, if you can hear me, if we
14 can -- if you're able to put something into the record that
15 documents the ANC and/or your own Single-Member District approval
16 of this project, I think that would be helpful. We'll have time
17 in between any proposed action and final action to receive that,
18 so I think that would be helpful for the record to have. I don't
19 know if she's here, Mr. Chairman.

20 MS. MOLDENHAUER: She just e-mailed again saying that
21 she's here. I think she'd have to be --

22 CHAIRPERSON HOOD: I think we will bring her up at the
23 appropriate time, because there's some other things, Vice Chair,
24 that we need to deal with, because we don't have anything -- I
25 actually don't see anything from the ANC as well, but I do know

1 that 5D, the Chair -- the only thing that we are authorized right
2 now to do was the Chair, but I do know that we're going to --
3 we're going to hear from Commissioner Rhodes, but I hear what
4 you're saying, but let's just -- let's deal with that -- let's
5 put that -- put that question in the parking lot until we get to
6 that point.

7 VICE CHAIR MILLER: Okay. Yeah, we'll get to -- the
8 ANC has an opportunity to participate in this hearing, so we'll
9 that, so thank you. So, I mean, so much was covered. This is
10 an excellent project and very commendable. I mean, the -- from
11 the design to the programming, the wraparound -- all the
12 wraparound services for the -- for the homeless population, and
13 it's really to be commended, especially since it's replacing the
14 dilapidated and totally dysfunctional, I think that everybody
15 would admit, facility that's just a couple blocks away, that
16 currently exists for that -- for this population.

17 So the -- yeah, I mean, it's so -- it's so -- the
18 programming is -- it's all so wonderful that, you know -- in
19 terms -- it's important I think that, as DHS and DGS know more
20 than anyone, that they need to be well managed once they're built
21 so beautifully, in order to, A, keep them going on in the future,
22 but -- so that there aren't any potential adverse impacts, as was
23 pointed out in the one letter -- well, two letters I think we
24 got, they were -- seem to be identical -- today from neighbors
25 on Corcoran Street. So, yeah, I will -- I'll look forward also

1 to the official response by the applicant's team to potential
2 adverse impacts, because we need that in our record. That's part
3 of our evaluation of this whole project. And I appreciate the
4 Comprehensive Plan consistency analysis and the clarification of
5 the different policies and how it meets all of -- how it is
6 satisfying those policies. I just had a couple questions. The
7 animal shelter that's going to be demolished, is that currently
8 operating as an animal shelter? What's the status of replacing
9 that? I think I read something somewhere that the Brandywine
10 Group was --

11 MS. MOLDENHAUER: Yeah. So, Commissioner Miller, it
12 is currently operating as an animal shelter. It has not yet been
13 discontinued at this location, and it will be relocated to another
14 location. I know that DGS is working on that, but it has not
15 been finalized yet.

16 VICE CHAIR MILLER: So the relocation site has not been
17 determined yet is what you're saying?

18 MS. MOLDENHAUER: Yeah.

19 VICE CHAIR MILLER: Okay.

20 MS. HOLMES: I'll jump in, Meridith. So the relocation
21 site has been determined and it's currently under construction.
22 It is going to be located at DC Village, and it should be
23 delivering towards the end of this calendar year.

24 VICE CHAIR MILLER: Was that, I think, DGS
25 Representative Holmes? Thank you for that response. Was that

1 | you? Yeah.

2 | MS. HOLMES: Yes, sir.

3 | VICE CHAIR MILLER: Yeah. Sorry. I was looking for
4 | you as you were -- I could hear everything you said, but I just
5 | was looking for you on the jeopardy screen that we have. And
6 | the -- and the existing facility at 12 -- 1t 13 -- well, in the
7 | 1300 block, I believe, of New York Avenue, that's going to be
8 | repurposed I think Ms. Moldenhauer or somebody said. Has that
9 | been determined as to what that is -- use is going to be in the
10 | future or what is -- what's the status of that?

11 | MS. MOLDENHAUER: That -- it will be repurposed. Right
12 | now, the use of that building is not yet determined.

13 | VICE CHAIR MILLER: Okay. And this is going to be, as
14 | you said, a 24-hour full-service -- very full-service facility,
15 | unlike -- I think -- isn't the existing -- well, the existing
16 | facility, I thought it was only seven p.m. to seven a.m., but
17 | correct me if I'm wrong. Is the existing facility 24 hours?

18 | MS. PIERRE: Yes, the existing facility has been 24
19 | hours. The program hours changed after the pandemic. During the
20 | pandemic, we kept it open year-round and we continued in that
21 | posture, so the plan is to continue operating 24 hours.

22 | VICE CHAIR MILLER: All right. I'm not familiar with
23 | the existing facility, but the new facility seems to be designed
24 | so that there is outdoor amenity space that is secure and so
25 | people won't be loitering in the neighborhood, that there's

1 | actually things to do -- there's a lot to do programmingwise
2 | inside the facility, and all that outdoor amenity space is
3 | certainly good for everybody's mental health, those who work
4 | there and those who will be, hopefully, very temporary residents
5 | there. So it'll have three -- it'll have three meals a day? Are
6 | three meals a day being prepared, or is it -- what's the situation
7 | with the food? It's going to be delivered from offsite or it's
8 | going to be cooked onsite? What's happening with that?

9 | MS. PIERRE: I believe it's going to be -- and, Tony,
10 | if I'm saying something inaccurate, please feel free to correct
11 | me, but it's going to be two meals a day delivered daily, not
12 | cooked onsite. So we have a relationship with vendors, and they
13 | would be continuing that same process, delivering meals.

14 | MR. NEWMAN: We may be cooking meals onsite. This site
15 | will have a commercial kitchen (indiscernible) -- so --

16 | MS. PIERRE: Oh, I think we --

17 | VICE CHAIR MILLER: Thank you. Is that Deputy
18 | Administrator Newman?

19 | MR. NEWMAN: -- (indiscernible) -- prepared onsite.
20 | Yes. Hi. Yes.

21 | MS. PIERRE: We lost you a little bit, but yes. So
22 | we'll have a full kitchen onsite -- a commercial kitchen, so
23 | some -- maybe in the beginning we may have meals delivered, and
24 | then with the plan to have some meals being cooked onsite.

25 | VICE CHAIR MILLER: And you have so much great

1 programming envisioned for this site. I mean, is there -- since
2 you're going to have cooking onsite, is there some kind of
3 partnership envisioned with is it DC Central Kitchen that
4 employs --

5 MS. PIERRE: We have a similar model at 801 East. I'll
6 ask, again, Tony Newman to just talk a little bit about how it's
7 working at 801 East, our latest new shelter, so he can speak a
8 little bit about what is planned for this shelter.

9 VICE CHAIR MILLER: And that's on the former Saint
10 Elizabeth site?

11 MR. PIERRE: Right. Right.

12 MR. NEWMAN: We will have a solicitation, no doubt,
13 when we get closer to that point, to determine who the provider
14 will be, but, ultimately, we have at the 801 East facility -- the
15 afternoon/evening meals are prepared onsite. There's also a
16 training component that we utilize at the same time, at the same
17 site. Meals for the morning are actually brought in by the --
18 by a provider. In this case, it just so happens to be the same
19 provider, but it's just -- that's more coincidence by the
20 structure of how we do the shelter feeding program overall --
21 meal program overall. So when we get to that point, we will have
22 a solicitation. We will identify someone who is willing and able
23 to prepare nutritious meals in the afternoons -- in the evenings,
24 and we encourage clients for the daytime -- for the midday meals
25 to either go out -- or get their meals on in the economy or, as

1 I think someone said earlier in the presentation, there will be
2 other food options available through vending, et cetera.

3 VICE CHAIR MILLER: Okay. Thank you very much for that
4 response. And just one more question about operations. I don't
5 know if it's the existing New York Avenue facility or the 801
6 East facility, but I thought there's some kind of shuttle that
7 exists to bring homeless to the facility from the downtown and
8 other areas.

9 MS. PIERRE: Yes. So --

10 VICE CHAIR MILLER: Is there -- is there something
11 planned like that for here or are they expected to take the public
12 bus transportation or what?

13 MS. PIERRE: So the District operates a shelter
14 hotline. We have a contract with the UPL, so it's -- we operate
15 it 24 hours a day during hypothermia, but we end at midnight
16 during non-hypothermia season. So this is for not just this
17 site, but for any of our sites where we have an available bed.
18 Anyone experiencing homelessness can call and get transported in
19 a site where we have a bed available. So somebody may be downtown
20 and they need transportation to go to this particular shelter or
21 others. The dispatcher -- the driver will know where we have a
22 bed available in our system. If there's a bed available at this
23 shelter, then they will be able to take the resident to that
24 shelter directly. So it's not going to be solely for this
25 shelter; it's just part of our transportation -- shelter

1 transportation system.

2 VICE CHAIR MILLER: Thank you, Director Pierre. And
3 what is the timeline -- expected timeline? I realize you have
4 this -- the amended transfer of jurisdiction and the amended
5 conservation easement, which is working its way through the
6 system that Commissioner Stidham is familiar with. What -- has
7 it been submitted to the DC Surveyor or the DC Council yet or
8 when is that -- what is the status of that? I guess nothing can
9 happen until that happens and our process happens.

10 MS. MOLDENHAUER: I think -- oh, go ahead.

11 MS. PIERRE: No, I don't have the answer, so I was
12 going to pass it to whoever has the answer.

13 MS. MOLDENHAUER: So we have worked with the National
14 Park Service in obtaining and finalizing the declaration of the
15 covenants. We are currently working with our surveyor. We needed
16 to expand their contract, in order to have them provide additional
17 information to prepare the plat. We had been scheduling or trying
18 to schedule a meeting with the DC Surveyor, but, given staffing
19 changes currently at the Department of Buildings, that has been
20 delayed, but we are trying to finalize the plat, and then that
21 will be submitted to the Surveyor's office for it to go through
22 the agency review and then to the Council. So that is the current
23 stage that we are at.

24 VICE CHAIR MILLER: Okay. Thank you. Well, I wish you
25 all good luck with implementing this vision, which is quite

1 | impressive, and we will hopefully help you get there as well.
2 | So, thank you, Mr. Chairman. Thank you all for your responses,
3 | and we look forward to future responses that have been requested
4 | here. Thank you.

5 | CHAIRPERSON HOOD: Thank you. I'm going to be very
6 | brief, but I will tell you that when I look at this case, for
7 | me, it gives people and men -- or human beings some dignity and
8 | some integrity. And I appreciate, when I saw the renderings, Ms.
9 | Sorg, what the group had come up with to give these men some
10 | dignity, and I think this is something that this city -- and I
11 | like the way we're moving. Because I will tell you, when we used
12 | to deal with shelters some years ago, the city, including us, we
13 | had to learn, because those hearings would last sometimes weeks
14 | after weeks after weeks after weeks, and I don't anticipate this
15 | hearing lasting that way. So I want to commend Ms. Pierre and
16 | Mr. Newman and, also, Ms. Holmes, and all those government
17 | officials who have gotten us to this point. I think this really
18 | shows that DC is on the rise. And plus, at this day and time,
19 | with everything that's going on, we want to make sure we also
20 | protect our homeless, especially with what's going on. They're
21 | human beings as well, so I want to commend you all.

22 | So my questions are more of a community-nature
23 | questions, and I do have a -- one of the things, there is a --
24 | was a hypothermia center on Adams Street. Will this take that --
25 | the place of that or will both of them be there?

1 MS. PIERRE: It will not replace the Adams Place
2 Shelter. There is plans in the future to replace that site as
3 well, but this particular site, it's not the plan to replace, so
4 they will operate at the same time.

5 CHAIRPERSON HOOD: Okay. And the one on Adams Street,
6 when you mentioned about the hours -- and I want to commend you
7 all for making it 24 hours now, as opposed to putting them out
8 at seven o'clock and in the neighborhood looking for something
9 to do. And some of them used to do odd jobs -- I lived in that
10 area, so I know -- and some of them didn't, but -- so I want to
11 commend the city for putting the whole -- getting that taken care
12 of and moving forward. The -- and I do know that the facility
13 at 13 -- I think it's 58 -- 57 New York Avenue has been a
14 discussion for years, especially some of the people who developed
15 and projects that we have developed, and they wanted to try to
16 do something better, and I appreciate the city for moving in this
17 fashion.

18 And I really like, Ms. Sorg, the design, but, Ms. Sorg,
19 let me say this to you. I'm glad you -- I've been here for a
20 while, 28 years. You educated me tonight. So all those
21 architects who came down here with more than three materials, I
22 should have said something to them. So, going forward, I've
23 learned something from you tonight, and I'm going to see if that
24 holds fast and that holds true, because I don't see many projects
25 with just three materials, unless I misunderstood. If you watch

1 | some other hearings, you'll probably hear me mention that. And
2 | Commissioner Wright had mentioned about some responses. One of
3 | the things that I do know, I do know the abilities of DGS now,
4 | especially under the leadership of Delano Hunter. I'm looking
5 | forward to getting that response.

6 | I'm sure this will -- that will not be a showstopper,
7 | at least for me, moving forward. Again, I appreciate the quality
8 | of life and what this city is trying to do with this. I don't
9 | have any other questions. And let me thank everybody who worked
10 | on this, because I think this shows that as the Mayor and others
11 | always say, this city is definitely moving in the right direction.
12 | Contrary to what people say about us, we're moving in the right
13 | direction, and I'm going to leave it at that. All right. So
14 | let me just ask -- I know Ms. -- and anytime -- and I said this
15 | just a couple of days ago -- Ms. Moldenhauer, do I understand
16 | correctly that you all have Commissioner Rhodes' support?

17 | MS. MOLDENHAUER: Commissioner Rhodes is on the call.
18 | She's in the meeting. She just wants to be added, but yes, we
19 | have -- we have worked with the Commissioner. I'm happy for --
20 | obviously, I don't want to speak for her, since I know she's here
21 | and she's e-mailed me now three times, but we have worked
22 | extensively with the ANC. We hosted a community meeting in which
23 | Commissioner Rhodes did attend. We had a discussion where we
24 | talked about the fencing and the, you know, landscaping, and all
25 | of those factors. So we have been in communication and we did

1 have a formal vote of the ANC.

2 CHAIRPERSON HOOD: And, Commissioner Rhodes, hold
3 tight. You know what I said a couple of days ago; if they got
4 your support, I know they did their due diligence. We're coming
5 to you shortly, Commissioner Rhodes, so hold tight. Because I
6 don't have anything that says that's she was authorized from the
7 ANC, so I want to be very cautious, but I am going to hear from
8 her at the appropriate time. Nobody calls me all day until I
9 get into hearings. All right. Let me -- Ms. Ackerman, do we
10 have anyone -- do we have anyone from Office of Attorney General,
11 Ms. Ackerman?

12 MS. ACKERMAN: No, not that I see. Let me check again
13 though.

14 CHAIRPERSON HOOD: If not, Mr. Young, you can bring up
15 Mr. Hagen. I don't think we do. Most of the time, Ms. Ackerman,
16 you know, I know the answer before I ask the question, but I have
17 to ask the question.

18 MS. ACKERMAN: So, yeah, I don't see anyone from
19 AO --- Office of Attorney General, but we do have the 5D Chair.

20 CHAIRPERSON HOOD: Oh, the 5D Chair is here? Okay.

21 MS. ACKERMAN: Yes, Salvadore Guzman.

22 CHAIRPERSON HOOD: Guzman.

23 MS. ACKERMAN: Correct.

24 CHAIRPERSON HOOD: Yeah, let's bring Mr. Guzman up.

25 MS. ACKERMAN: Okay.

1 COMMISSIONER GUZMAN: Hello, hello.

2 CHAIRPERSON HOOD: How are you, Chair Guzman?

3 COMMISSIONER GUZMAN: I am peachy. How about yourself,
4 Chair?

5 CHAIRPERSON HOOD: I'm doing fine. Thank you. I'm
6 glad you are here to give us a report. And, also, can -- with
7 your approval, we can also hear from Commissioner Rhodes, but
8 I'll let -- you're the Chair. I'll let you deal with that.

9 COMMISSIONER GUZMAN: Yes. We apologize for the
10 oversight and not submitting the proper filing. We -- I -- we
11 do have the paperwork together, if we can submit that at this
12 time, just to have pretty much proof on paper that the Commission
13 prefers Commissioner Rhodes to speak on this project. She's
14 worked diligently with the folks on this project for what feels
15 like almost over a year now, and I think it's best that she
16 represent the Commission, as stated on the paperwork, to speak
17 on it.

18 CHAIRPERSON HOOD: Okay. Well, in that case, Chair,
19 we heard you tell us that and that's what -- we'll bring her up
20 right now. Thank you for coming on and doing that. Appreciate
21 it.

22 COMMISSIONER GUZMAN: Appreciate it. I really
23 appreciate y'all working with us on the oversight. My apologies.

24 CHAIRPERSON HOOD: No problem. Thank you for all the
25 work you do. Let's bring Commissioner Rhodes up. The Chair has

1 granted permission. There you are, Commissioner Rhodes, but
2 before we hear your testimony, I want to know, do you have any
3 questions of the applicant?

4 COMMISSIONER RHODES: I do have a question.

5 CHAIRPERSON HOOD: Go right ahead.

6 COMMISSIONER RHODES: I've been here since the
7 beginning of the whole meeting and one thing that came up to me
8 was the mental health services that needed. That wasn't
9 mentioned. And I live here in the community. I see what's going
10 on every day. And I just want to know, is that part of the
11 programming that's going to happen there at the new men's shelter?

12 MR. NEWMAN: Yes.

13 CHAIRPERSON HOOD: Yes. Go right ahead.

14 MR. NEWMAN: All of our shelters, particularly this
15 shelter, will have wraparound services that they can be connected
16 to. So any services that are not provided directly from DHS will
17 be linked to our partners at other agencies, such as Department
18 of Behavioral Health. Even as we speak today, the DBH teams are
19 regularly visiting all of the shelters, including the current one
20 on New York Avenue.

21 We identified those folks who are in most need of mental
22 health services to make sure that they are connected with our DBH
23 partners, and we work to assist them in any way we can in our
24 case management onsite. So I would answer that question in the
25 affirmative, that they will be offered those sites, either

1 directly through DHS, through our subcontracted providers, or,
2 more than likely, more importantly, through Department of
3 Behavioral Health.

4 COMMISSIONER RHODES: Okay. Thank you.

5 CHAIRPERSON HOOD: Okay. Ms. Rhodes, hold tight. We're
6 going to come right back to you. So, Mr. Young, could you keep
7 Ms. Rhodes up? Let's go to Mr. Hagen for Department of
8 Transportation. I think I saw Mr. Hagen.

9 MR. HAGEN: Hey, good evening, Chairman Hood and
10 members of the Commission. For the record, I'm Noah Hagen with
11 District Department of Transportation. DDOT is supportive of the
12 applicant's PUD application to redevelop the property at 1201 New
13 York Avenue. In our September 29th report, which is in the record
14 as Exhibit Number 21, we recommended approval with one condition,
15 which is approval of the applicant's Transportation Demand
16 Management Plan. And, as you heard in the applicant's
17 presentation, they've agreed to this condition. And with those
18 included in the zoning order, DDOT has no objection to the
19 approval of this application. We look forward to continuing to
20 work with the applicant on the streetscape, curb extension, and
21 short-term bicycle parking, as they go through public space
22 permitting. Thank you. I'd be happy to answer any questions.

23 CHAIRPERSON HOOD: Thank you, Mr. Hagen, and thank you
24 all for your report. Let's see if my colleagues -- I'm just
25 looking to see if my colleagues have any questions.

1 (No response.)

2 CHAIRPERSON HOOD: Everybody's shaking their head no.
3 Okay. All right. Ms. Moldenhauer, you have any questions of
4 the Department of Transportation.

5 MS. MOLDENHAUER: No questions. Thank you so much for
6 coordinating and working with your office.

7 CHAIRPERSON HOOD: Okay. And, Ms. Rhodes, do you have
8 any questions of Department of Transportation -- District
9 Department of Transportation?

10 COMMISSIONER RHODES: No questions at this time.

11 CHAIRPERSON HOOD: Okay. All right. Thank you, Mr.
12 Hagen. We appreciate your report.

13 MR. HAGEN: Thanks.

14 CHAIRPERSON HOOD: All right. Let's go to the Office
15 of Planning. I think that's Mr. Jurkovic. I think it was Mr.
16 Jurkovic.

17 MS. ACKERMAN: I think Joel and Jennifer here. Let me
18 see if --

19 CHAIRPERSON HOOD: Oh, Joel -- well, let's try Mr.
20 Jurkovic first.

21 MS. ACKERMAN: Okay.

22 CHAIRPERSON HOOD: And then we'll go with Joel. Yeah,
23 let's try that first. Mr. Jurkovic, are you the person?

24 MR. JURKOVIC: Yes, I am the presenter from OP on this.

25 CHAIRPERSON HOOD: I thought so.

1 MS. ACKERMAN: Okay. Sorry about that.

2 MR. JURKOVIC: Good evening again, Chair Hood and
3 members of the Commission. The Office of Planning recommends
4 approval of the Planned Unit Development and the related map
5 amendment, with the applicant's requested areas of flexibility.
6 The proposal is limited to the eastern portion of the site and
7 result in a 407-bed men's shelter with ancillary uses, carefully
8 selected to support the individuals utilizing the facility on
9 their individual paths towards permanent housing.

10 The applicant notes that the current state of the
11 existing shelter facility is not adequate and has resulted in the
12 use of the public realm for those queueing the shelter, which can
13 result in overcrowding of the public realm, as well as exposure
14 to inclement weather conditions for those experiencing
15 homelessness. The larger benefit of the project is to the
16 mentioned vulnerable population. Per the findings in Homeward
17 DC 2.0, the District's population experiencing homelessness
18 should be viewed as an impacted population due to the interrelated
19 aspects of systemic disenfranchisement and the consequent
20 vulnerability to persistent loss of permanent housing.

21 In summary, OP finds that this project would not be
22 inconsistent with the Comprehensive Plan, when viewed through a
23 racial equity lens, and the benefits, amenities, and proffers,
24 principally the proposed shelter use, itself, would be
25 commensurate with the proposed application, as it is otherwise

1 well below the development capacity of the MU-9 zone, and the
2 requested zoning flexibility requested through the PUD is needed
3 for the programming of the shelter, a use of special value to
4 the District. Thank you, and that concludes OP's testimony.

5 CHAIRPERSON HOOD: Thank you, Mr. Jurkovic. Let's see
6 if my colleagues have -- and I'm looking. Let's see if anybody
7 has any questions of OP.

8 (No response.)

9 CHAIRPERSON HOOD: Okay. I'm seeing all heads nod no.
10 Okay. Thank you. Oh, wait a minute. Ms. Moldenhauer, you have
11 any cross for OP?

12 MS. MOLDENHAUER: No questions for Office of Planning.
13 Again, thank you. Enjoyed working with you on this project.

14 CHAIRPERSON HOOD: Okay. Ms. -- Commissioner Rhodes,
15 you have any questions for Office of Planning?

16 COMMISSIONER RHODES: I do have one question. Because
17 of the New York Avenue Vision Framework, I just want to know how
18 is this -- how is the new men's shelter going to mesh with that
19 Framework? Because, during that time, the project wasn't
20 proposed.

21 MR. JURKOVIC: Do you mean -- so, in regards to the New
22 York Avenue vision framework, that portion of the property along
23 New York Avenue, I do not believe it was identified for inclusion
24 and due to the federal interest of the site, I think it was left
25 out of that. However, it was mentioned in the Ivy City plan.

1 COMMISSIONER RHODES: Okay. Can you send that to me
2 please? Because it was my understanding that all of New York
3 Avenue on the Ivy City side was going to be developed, other than
4 where the school buses is. So would you be able to send that to
5 me?

6 MR. JURKOVIC: The -- I can definitely send you the
7 latest New York Avenue Visioning Plan, but the actual area to be
8 upzoned, per se, has not been finalized, and that was not
9 specifically noted in that visioning framework.

10 COMMISSIONER RHODES: The area where the new men's
11 shelter is going to be?

12 MR. JURKOVIC: That is within the primary study area,
13 but there was not specific zoning direction from that plan. There
14 was more so items that could be included in the desired zoning
15 for the corridor.

16 COMMISSIONER RHODES: All right. Well, if you send me
17 what you have, that'll be great.

18 MR. JURKOVIC: Happy to.

19 CHAIRPERSON HOOD: Okay. Thank you very much, Mr.
20 Jurkovic. We appreciate your report. Okay. We will now hear
21 from Commissioner Rhodes.

22 COMMISSIONER RHODES: Thank you, Chair Hood, and thank
23 you all for being patient with me and allowing me to testify.
24 And as our Chair Saucedo-Guzman said, we have been working with
25 Cozen and, also, Sorg, because Sorg is doing the design for the

1 Crummell School, so have a deep relationship with them, and we
2 appreciate their sensitivity to making sure that the new men's
3 shelter is going to be beautiful. I mean, it's just going to be
4 absolutely beautiful.

5 So I also just want to mention that I am the community
6 organizer with Empower DC and a resident of this neighborhood.
7 I talk to everybody all the time and I appreciate the residents
8 speaking about what is going on in the community. I appreciate
9 that. There is a lot going on in the community, and we want to
10 make sure that we have partnerships with District agencies. Like
11 Chair Hood said earlier, contrary to what everyone is saying
12 about DC, a lot of us from -- that's been here -- I'm a native
13 to DC, and there's been a lot of good stuff and a lot of bad
14 stuff, but I just want to know that here in Ivy City we're -- we
15 are working to develop our community from the ground up, and
16 that's with a lot of different designs and different plans that's
17 going on, and also with the community being a part of it. So
18 I'm very happy to know that the residents at the shelter are
19 being part of this planning.

20 One, I'm happy that there's going to be a bioretention
21 area due to the historic flooding that has happened here in Ivy
22 City forever; also, the trees, the plants, and the bushes, which
23 will help with the cooling of the community, because it's an
24 urban heat island. Also, that the old facility -- it's time for
25 a change. The old facility -- you know, I'm just glad that

1 | someone is deciding to do something, because that old facility
2 | is outdated and the men need a better place to reside and also
3 | have programming to help them be in society, and that's what they
4 | asked for. So I'm glad that someone is listening, and I'm glad
5 | that all of this is being included in the new men's shelter. So,
6 | basically, we've been advocating for this for years, and we're
7 | glad to see it come to fruition, although we got to wait until
8 | 2028, right? We've got to wait until 2028, but it's going to
9 | happen.

10 | There's one thing that I do -- that I'm disappointed
11 | of, is that there's going to be a cannabis facility that's going
12 | to be behind the new men's shelter, and I don't -- I don't know
13 | why the city -- ABCA and the city wants to continue to dump things
14 | in our community. We do -- half of our community is industrial
15 | and business, but there's -- you know, we're having a community
16 | center there, a new men's shelter, the school buses are there,
17 | and there are two -- actually, two cannabis dispensaries that's
18 | proposed to come into the community. So we just hope that
19 | whatever programming that's going to go -- that's going to happen
20 | there at the shelter, that it's just going to be very supportive
21 | from the time they walk in the door to the time that they walk
22 | out of the center, you know, a changed person. So I do -- I do
23 | agree with this proposal, and if anybody has any questions, I'll
24 | be happy to answer.

25 | CHAIRPERSON HOOD: Okay. Thank you, Commissioner

1 Rhodes. Again, as Chair Guzman and yourself mentioned,
2 hopefully, we can get the letter so we can make sure that we put
3 that in the record, so we can give you the full great weight and
4 know that ANC 5D has definitely been on the case and can be
5 represented in this case file. Let me see if my colleagues have
6 any questions of Commissioner Rhodes. Anyone?

7 VICE CHAIR MILLER: No, thank you. Thank you,
8 Commissioner Rhodes, for your testimony here today and for all
9 your work in the community.

10 CHAIRPERSON HOOD: I, too, want to thank you. And as
11 I said at the BZA the other day, anytime we get your -- you know,
12 I've been knowing you a while -- anytime they get your
13 endorsement, that means a whole lot. It does not go on short
14 notice on Anthony Hood. So, Ms. Moldenhauer, you have any
15 questions?

16 MS. MOLDENHAUER: No, thank you. I enjoyed working
17 with you on this project, and we'll obviously continue to be in
18 communication. No questions from the applicant.

19 COMMISSIONER RHODES: Thank you.

20 CHAIRPERSON HOOD: Okay. All right. Well, thank you,
21 Commissioner Rhodes. We're going to keep moving. We appreciate
22 all the work you all do. Ms. Ackerman, I think we're ready for
23 support, opposition, or undeclared. Do we have anyone here in
24 support, opposition, or undeclared? I didn't look.

25 MS. ACKERMAN: No, there's only one other person named

1 Reginald Cecchini, but I have not seen him on the webinar here.
2 I've been checking for the past 45 minutes or so. I just want
3 to put it on the record that we are calling him to speak. He is
4 signed up to speak in opposition, but do not see him.

5 CHAIRPERSON HOOD: Okay. So let's -- again, as Ms.
6 Ackerman just mentioned, the -- Mr. Cecchini is not here. We did
7 call his name. He's not here to testify in opposition. So let
8 me go to Ms. Moldenhauer. Do you have any rebuttal or any
9 closing? Well, I know you have closing. You have any rebuttal?

10 MS. MOLDENHAUER: No rebuttal, Commissioner Chair,
11 other than the fact that we note that we will supplement the
12 record to respond to the filings that were put in the record
13 today. And I don't believe I've heard any other supplemental
14 information requested by the Commissioners.

15 CHAIRPERSON HOOD: Okay. Let me ask my Commissioners,
16 are we all straight; we're ready to move or -- I'm looking, I'm
17 looking, I'm looking. Vice Chair Miller.

18 VICE CHAIR MILLER: I just had one quick question I
19 meant to ask. It's not really relevant, but The Heritage name
20 for this project, is it because we're preserving the heritage
21 tree, or is there some meaning that DHS or DGS or anybody can
22 just provide for its naming, or is that something that came from
23 the community or what is that? What's The Heritage?

24 MS. MOLDENHAUER: It comes from the preservation of the
25 heritage tree that will be predominantly, obviously, in the front

1 and, you know, with the building wrapped around it.

2 VICE CHAIR MILLER: Excellent. Thank you.

3 CHAIRPERSON HOOD: Vice Chair, I'm glad to know you are
4 very interested in heritage trees, because I had a young lady
5 give me a 30-minute dissertation about heritage trees and what
6 the Commission has been doing, so I'm going to now direct them
7 to you, so you can -- (laughing). All right. All right. So
8 thank you, Ms. Moldenhauer and to the team. We greatly appreciate
9 the presentation tonight, and I'm looking at my colleagues. I
10 think this is ready at least for our first vote, and then we can
11 come back and look at the materials presented before we do our
12 second vote. So unless I hear anything other than that, I'm
13 going to ask maybe Commissioner Imamura if he could make a motion.

14 COMMISSIONER IMAMURA: I'd be glad to, Mr. Chairman.
15 And thank you, Vice Chair Miller, for asking that question, so
16 let's all keep our fingers crossed that the heritage tree remains
17 healthy and long-living here. So, all right, with that, Mr.
18 Chairman, I move that the Zoning Commission take proposed action
19 for Case Number 24-24, DC Department of General Services
20 consolidated PUD and related map amendment at PAR 129 and 115
21 Lot -- yep -- at 1201 New York Avenue, Northeast, and ask for a
22 second.

23 CHAIRPERSON HOOD: Okay. I don't normally do this, but
24 Ms. Moldenhauer -- because we're in the process of making a
25 motion -- Ms. Moldenhauer has her hand raised, so I'm going to

1 ask Commissioner Imamura, let's just hold that motion. We can
2 do it again, because, apparently, I think the way she's raising
3 her hand, something's going on that we need to deal with. So
4 Ms. Moldenhauer.

5 MS. MOLDENHAUER: I just want to be respectful. I just
6 received an e-mail from Reggie, the citizen who wanted to call
7 in, saying that he was on an e-mail -- on a dial-in number. I
8 just -- since I received it, I want to be respectful and inform
9 the Commission that I did receive an e-mail right now saying that
10 he was on a dial-in number. I don't know if there's an
11 opportunity to hear him. If not -- obviously, I would prefer the
12 Commission to go forward with a vote, but out of respect for the
13 process, I did receive that e-mail.

14 CHAIRPERSON HOOD: Well, thank you. Let's see where
15 he is. Commissioner Imamura, if you can hold that motion.

16 MS. ACKERMAN: Can you ask him what his phone number
17 that he's calling in from? I have the phone number he signed up
18 with.

19 MR. YOUNG: I got him. I brought him in. I brought
20 him in.

21 CHAIRPERSON HOOD: Okay.

22 MS. ACKERMAN: Thank you.

23 CHAIRPERSON HOOD: All right. What was the name again,
24 Ms. Ackerman?

25 MS. ACKERMAN: It was Reginald Cecchini I believe.

1 CHAIRPERSON HOOD: Okay. Mr. Cecchin, you can unmute
2 and go right ahead.

3 MR. CECCHINI: Hello. Can you hear me?

4 CHAIRPERSON HOOD: Yes, we can hear you. Go right
5 ahead, Mr. Cecchini. Identify yourself and go right ahead.

6 MR. CECCHINI: Okay. Yes. Appreciate your time.
7 Reginald Cecchini. I live on Corcoran Street. And I just want
8 to thank you all for your time and, Commissioner Rhodes, for your
9 advocacy on this issue.

10 The concern that I have and that some of my neighbors
11 have is not wholesale with the project, because I think we can
12 all agree it is a substantial improvement over the facility that
13 is outdated and overloaded. It's just making sure that community
14 impacts are taken into consideration. And with the renderings
15 you showed earlier, you can actually see the residential where I
16 live from those renderings. It is substantially closer to
17 residential than the existing facility, and, yet, the existing
18 facility -- because Ivy City is so isolated, we end up with a
19 lot of people experiencing homelessness, and forgive me for being
20 inelegant here, but wandering into the neighborhood. And in the
21 past week alone we've dealt with people passed out on front
22 porches on our street, showering naked on people's hose
23 connection in the street, using drugs and overdosing in the
24 street. And while I think there's broad consensus that we need
25 more facilities to support people, we just need to make sure

1 that, given the very isolated nature of Ivy City, that those
2 people are properly supported and that they're not simply given
3 a one-way ticket into a neighborhood that is then unable to
4 support them.

5 I would ask the Commission to take careful note of
6 proximity to public transit options. And I noticed that while
7 you discussed the design features of the facility, in terms of
8 fencing and lighting and things like that, there was not a lot
9 of discussion about how people using the facility will get to and
10 from on their own, what's done to make sure they are properly
11 supported when they're in the community, and, again, forgive me
12 for being inelegant here, but how are they interacting with some
13 of the elements that are existing in the community? And on
14 Corcoran Street, for example, up until recently, we had a very
15 large and notorious open-air drug facility that we worked very
16 hard with the city to get shut down. It was finally shut down,
17 but there are elements of that that still exist in the community.
18 And so I think we just want to be conscious that we're not putting
19 vulnerable people into a worse situation here.

20 And last but not least, there is a concern on Corcoran
21 Street from many of my neighbors, including one who's a retired
22 MPD, who lives right next door, that we cannot reach anybody with
23 the District or with the city about proper maintenance of their
24 existing facilities. And we actually had a shelter building --
25 there's one on Corcoran and one on Kendall Street. The Corcoran

1 Street one has not been properly maintained for several years
2 now, up to and including people breaking in and selling drugs out
3 of the facility. And so all these things considered, I would
4 just ask that the Commission take serious note of the impact on
5 the community and making sure that while this beautiful facility
6 is taken into consideration on its own, that it's not looked at
7 in isolation; that we are having an increase in services to
8 support the facility in the neighborhood; that we're taking into
9 account proximity and frequency of public transit; all the things
10 that go into making a facility successful.

11 And last but not least, if it's possible, I encourage
12 members of the Commission to actually come and see the existing
13 facility and get a -- and the proposed site, because it sounds
14 like many of you are not actually familiar with the Ivy City
15 neighborhood, just so you can get a better sense of impacts and
16 what this all looks like. And to Commissioner Rhodes' point, it
17 does feel like there are many competing interests that are not
18 being taken into consideration here, such as two cannabis
19 retailers next to this proposed site. The fact that the Ivy City
20 Small Area Plan calls for the lot directly across from it to
21 become high-density residential one day, things like that, please
22 take all of that into consideration and not just one project.
23 Thank you.

24 CHAIRPERSON HOOD: Thank you. We appreciate your
25 comments. I'm going to answer like this. You never know where

1 people live. I live right near. I'm very familiar with that
2 area, even before it wasn't -- even before it got as nice as it
3 is now, so I'm very familiar with that area, and I'm sure
4 Commissioner Rhodes knows that, so that's -- let's take that off
5 the slate.

6 The other thing is -- I want to take off the slate is,
7 the Commission cannot come out to a site. The courts have told
8 us that when we have a case before us, even though we're not
9 judges, but we have to treat it as though that's the way the
10 process works, that we cannot go out, because then that's ex
11 parte. All this is written law. Anthony Hood didn't write it.
12 And the other thing is, the reason why we didn't go into more
13 discovery about everything else is because we read the record.
14 We know there's traffic impacts. We know that -- but the
15 programmatic -- everything I -- from what I see, and I'm sure my
16 colleagues agree, what I see has been mitigated. But the
17 difference I think now though, Mr. -- what was the name again,
18 Mr. Ackerman?

19 MS. ACKERMAN: Cecchini.

20 CHAIRPERSON HOOD: Mr. Cecchini, the difference is that
21 the programmatic -- and I'm going to let -- I'm going to let Ms.
22 Pierre or the Deputy, Mr. Newman -- let them respond to the
23 programmatic. So I get it. I understand. The wandering around,
24 the sitting on your porch, the coming on your street, and I saw
25 that letter. But I think there's a different programmatic, which

1 is an improvement, that's going to happen here. But I want to --
2 I don't want to give those assurances. I'm going to let either
3 the Director -- the Acting Director or the Deputy to respond, Mr.
4 Pierre or Mr. Newman.

5 MS. PIERRE: Thank you. I'll start and -- thank you,
6 Commissioner. I'll start and let Anthony Newman add some more.
7 I think you're exactly right. We have improved programming, and
8 the design will allow, again, for indoor/outdoor spaces, so that
9 people have an opportunity to get out of their room, but really
10 engage in programming in a way that this current shelter does not
11 allow. But, also, we'll have a lot of 24/7 -- enough showers
12 for everyone, so that this will -- this will actually have the
13 impact of really keeping people engaged, getting people to come
14 in and participate, right? So if we have folks who are going
15 outside of the shelter to get showers, I'm not sure why, because
16 obviously we have showers in the shelter, but this new design
17 will allow for increased engagement in the shelter, so that folks
18 are able to really participate in programming.

19 We'll also have a Day Center in the shelter, something
20 that we don't currently have in the current shelter. So what it
21 is, is that folks who are even in the neighborhood experiencing
22 homelessness can come in the Day Center, even if they're not
23 residents of the shelter, participate in programming, take
24 showers during the day, have access to the programming as well,
25 so that will -- that will even mitigate some of the concerns that

1 the neighbors may have around other folks who may not be residents
2 in the shelter and not have somewhere to go during the day. The
3 Day Center will allow for programming for not just shelter
4 residents, but for neighbors, you know, who are either at risk
5 of experiencing homelessness, experiencing homelessness to come
6 in to also get connected to services. So that -- I do believe
7 that it will be an improvement even to the neighborhood, even if,
8 you know, change in proximity, because we'll be able to offer
9 more services to them.

10 CHAIRPERSON HOOD: Okay. Before I got to Commissioner
11 Wright --

12 COMMISSIONER WRIGHT: Yeah, I --

13 CHAIRPERSON HOOD: Commissioner Wright, before I come
14 to you, Mr. Newman, did you want to respond to that?

15 MS. PIERRE: Do you have anything to add?

16 MR. NEWMAN: Yeah. I think just emanating what the
17 Director said. The Day -- the presence of a Day Center is a
18 magnet that pulls people from neighborhoods and puts them into
19 the buildings. It takes people who need services like the case
20 management; they need services like the seminars that we'll
21 offer, and showers and laundry facilities. And so to the extent
22 that folks who are outside in the community who are not directly
23 associated with this building, which will have a larger capacity
24 and be able to serve more clients, they'll still be able to be
25 pulled into the building, because we'll offer opportunities for

1 | them to engage in ways that we can't do now. So from where -- I
2 | think the -- one might say this is a net advantage by having this
3 | particular facility being built in the manner that it is.

4 | CHAIRPERSON HOOD: So, Mr. Newman and other -- and Ms.
5 | Pierre, can -- is there a way -- and you all can work on this
6 | later outside of this proceeding -- that they can have somebody
7 | they can call when those kind of issues arise? So, you know,
8 | let's work on that, so they can have one point person that they
9 | can call when they have questions.

10 | MS. PIERRE: Oh, absolutely. I mean, I think when I
11 | just heard, I did ask my team, hey, have you guys heard these
12 | concerns, because these are the type of concerns that usually get
13 | elevated to me, in terms of, you know, people passing out in
14 | front of, you know, porches or, you know -- so I'm very aware of
15 | the community concerns, and we try to be good neighbors whenever
16 | we go into a new neighborhood, so that we have a plan to respond.
17 | So I think currently, like, my Chief of Staff, David Ross, who's
18 | also listening to this call, he is the point person. He works
19 | very closely with Commissioner Rhodes and so forth, and he's able
20 | to dispatch the appropriate response from our office whenever we
21 | have those community concerns. So we can just make sure that
22 | that continues to be the way to help elevate community concerns,
23 | and then we'll make sure to address them.

24 | CHAIRPERSON HOOD: Okay. Thank you. Commissioner --
25 | Mr. Cecchini, you heard what was said, so it's on you now and

1 the community. Let's work together. Commissioner Wright.

2 COMMISSIONER WRIGHT: Yeah, I appreciate everything
3 that's been said, and one of the points that I wanted to make is
4 I do think this new building is going to improve the situation,
5 but the things we're hearing from the community have to do with
6 problems that are occurring right now. This new building isn't
7 going to be up and running for several years, and I think it
8 would be well worth the Department to, you know, maybe go out
9 and have a community meeting or talk with people in the
10 neighborhood about problems that they are experiencing and see
11 if there can be some short-term or immediate solutions, because,
12 again, this building won't be in place for several years, and it
13 sounds like the problems we're hearing about are things that are
14 happening right now. So this is a -- you know, this is good
15 information for the Department to receive, and hopefully we can,
16 you know, rely on you all to take that information and do some --
17 do some work with the community.

18 MS. PIERRE: Absolutely, and it's very, very well
19 received. We do participate in community walks. You know,
20 Councilmember -- the Councilmembers usually invite us to do
21 community walks. Again, David Ross -- and his e-mail is easy to
22 remember -- David.ross@dc.gov. He'll, you know, take all of the
23 neighborhood concerns, but we're also welcome to ANC meetings
24 that's happening in the neighborhoods, if they want to invite us,
25 to hear directly from the residents, and we can work together on

1 | how we can be better partners. It's very -- as -- while I say
2 | that things definitely get escalated to my desk, I don't have
3 | eyes everywhere, so we do want to get some feedback from the
4 | community. We are -- we welcome those opportunities to come and
5 | give presentations about our services, how to access our
6 | services, how to escalate issues, and we are always happy to
7 | really work very closely with the neighbors. It's important for
8 | us to be good neighbors when we come into a new community, so
9 | we're happy to continue to do that.

10 | CHAIRPERSON HOOD: Okay. Thank you, Ms. Pierre. And
11 | I would agree with Commissioner Wright. Even though we're not
12 | waiting for the new building. When I was talking, I'm talking
13 | immediately now. We're not waiting for no new buildings, you
14 | know. You never know when that's going to come, but the issues
15 | are there now. So thank you, Commissioner Wright, for bringing
16 | that up. All right. Where were we? All right. We were -- we
17 | were moving forward. Let me look at my colleagues. Does that
18 | change anybody's mind? I think we -- I think we got a resolve
19 | and a working solution, and I think it'll work. That's where
20 | I'm at with that -- with Mr. Cecchini's comments. And I'm sure
21 | now he knows to contact the Chief of Staff. So let me go back
22 | to Commissioner Imamura, if you can do that again, I think we're
23 | good to go.

24 | COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'd
25 | be glad to make the motion again, and appreciate the additional

1 | comments. They are certainly reasonable, but I echo Commissioner
2 | Wright and think that this will certainly be a benefit to the
3 | community years ahead. With that, Mr. Chairman, I move that the
4 | Zoning Commission take proposed action for Case Number 24-24, DC
5 | Department of General Services consolidated PUD and related map
6 | amendment at Parcel 129, Lot 115, at 1201 New York Avenue,
7 | Northeast, and ask for a second.

8 | COMMISSIONER WRIGHT: Second.

9 | CHAIRPERSON HOOD: Okay. It's been moved and properly
10 | seconded. Any further discussion?

11 | (No response.)

12 | CHAIRPERSON HOOD: Not hearing any, Ms. Ackerman, could
13 | you do a roll call vote please?

14 | MS. ACKERMAN: Yes. Commissioner Imamura.

15 | COMMISSIONER IMAMURA: Yes.

16 | MS. ACKERMAN: Commissioner Wright.

17 | COMMISSIONER WRIGHT: Yes.

18 | MS. ACKERMAN: Commissioner Hood.

19 | CHAIRPERSON HOOD: Yes.

20 | MS. ACKERMAN: Commissioner Miller.

21 | VICE CHAIR MILLER: Yes.

22 | MS. ACKERMAN: And Commissioner Stidham.

23 | COMMISSIONER STIDHAM: Yes.

24 | MS. ACKERMAN: Zoning Case 24-24 has been approved for
25 | proposed action five to zero to zero. The applicant can provide

1 a draft order. How much time would you like for that or would
2 you need do you think?

3 MS. MOLDENHAUER: I think we could do that in, let's
4 say, three weeks -- two or three weeks.

5 MS. ACKERMAN: Sounds good. So let's say -- was that
6 October 20th?

7 MS. MOLDENHAUER: That looks good, yeah, October 20th.

8 MS. ACKERMAN: All right. Thank you.

9 MS. MOLDENHAUER: And what about a date for the
10 supplemental filing?

11 MS. ACKERMAN: Would October 6th, one week from now at
12 three p.m. suffice or do you need longer?

13 MS. MOLDENHAUER: Can we get to the 13th, just because
14 I know if we want to work with DGS Directors, I want to insure
15 that we give internal leadership enough time to review and provide
16 comments, so the 13th I think would be better.

17 MS. ACKERMAN: Okay. Thank you.

18 MS. MOLDENHAUER: Thank you.

19 CHAIRPERSON HOOD: All right. It looks like we're all
20 on the same page. Before I close out, the Zoning Commission will
21 meet again on Monday, October the 6th. It will be Zoning
22 Commission Case 15-28A -- and, Ms. Ackerman, check behind me --
23 Press House Pursuit, LLC, and at that meeting I will be announcing
24 a closed meeting for our meeting on Thursday. I mean -- I'm
25 sorry -- yeah, our regular meeting on Thursday. So, with that,

1 I want to thank everyone for their participation tonight and
2 appreciate all the work that's been done. And, with that, this
3 hearing is adjourned. Good night, everyone.

4 (Whereupon, the above-entitled public hearing was
5 adjourned at 6:35 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 24-24

Before: DC Zoning Commission

Date: 09-29-25

Place: Webex Videoconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Deborah B. Gauthier